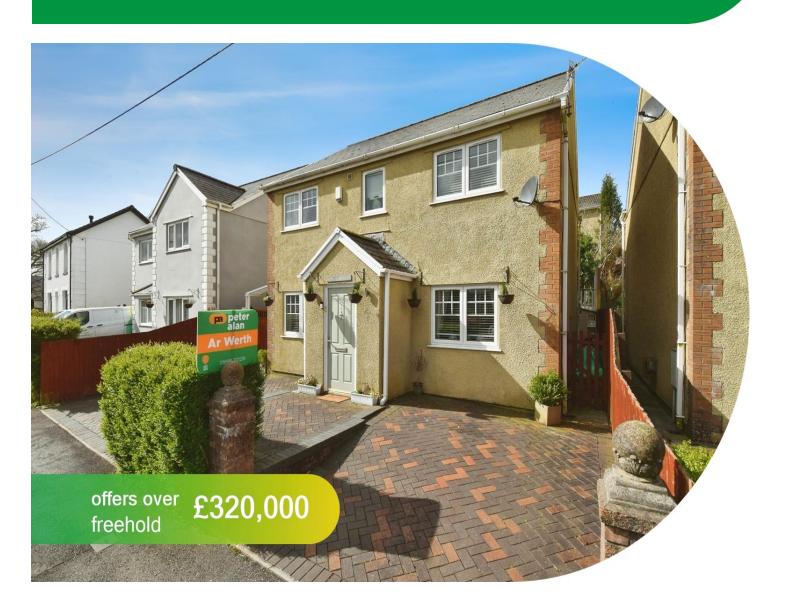
# Peter Alan - Aberdare



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# Pontpren, Penderyn CF44 9JN

- EPC Rating: C
- Council Tax Band D
- Double Drive
- Carport
- Three Reception Rooms













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# About The Property

- 5 Star Quality
- 4 Double Bedrooms
- 3 Reception Rooms
- 2 Bathrooms
- 1 Lovely Home

GO !! book your viewing on this modern detached home set in the semi rural village of Penderyn. You will be close to the local shops, schools and bus links, also close by is Penderyn Distillery the Brecon Beacons, Bike Park Wales, Zip World Tower and Waterfall Country in Glynneath so there's plenty to do if you like being outdoors and exploring

Outside the property offers ample off road parking to the front as there is a double driveway which leads to a carport on the side. At the rear there ia a converted garage which is currently being used as a gym and then steps to a decked area and lawn. There is plenty to offer inside and out. Call to book your viewing now!!

# Accommodation

### Porch

Door to front access in to living accomodation and first floor

### Lounge

16' 9" x 10' 7" ( 5.11m x 3.23m

Access to dining room

### Dining Room

10' 3" x 10' 4" ( 3.12m x 3.15m

Access to kitchen

## Office/Study

6' 8" x 6' 8" ( 2.03m x 2.03m ) Kitchen

13' 5" x 12' 3" ( 4.09m x 3.73m

Access to utility room

### Utility Room

6' 8" x 4' 3" ( 2.03m x 1.30m ) Access to cloakroom

## Cloakroom

6' 8" x 2' 7" ( 2.03m x 0.79m )

## First Floor Landing

Access to bedrooms and bathroom

## **Bedroom One**

14' 6" x 10' 8" ( 4.42m x 3.25m

Access to ensuite shower room

#### **Ensuite**

6' x 4' 6" ( 1.83m x 1.37m )

# **Bedroom Two**

14' 6" x 9' 7" ( 4.42m x 2.92m ) **Bedroom Three** 

# 9' 3" x 9' (2.82m x 2.74m)

**Bedroom Four** 

## 9' 3" x 8' (2.82m x 2.44m)

Bathroom

9' 2" x 6' 4" ( 2.79m x 1.93m ) Front Garden

9' 2" x 6' 4" ( 2.79m x 1.93m ) Double drivewayleading to a carport to side and access to main entrance

Property Ref: ABD100011 - 0004

#### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.