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15 PARC BRYCHAN, PENYDARREN,
MERTHYR TYDFIL, CF47 9EF



We are pleased to bring to the market this modern build, 4 Bedroom detached house with garage and driveway parking, pleasantly situated on a small and sought-after area cul-de-sac close of other 3 and 4 bedroom properties. Having been maintained and nicely finished, we recommend an early viewing if you are looking for a Family Home! – it has the layout of a good sized lounge, a home office/study with a large kitchen/diner across the full width of the property at the rear. Upstairs to 4 Bedrooms with an ensuite off the no.1 Bedroom. Externally the Front and Rear gardens are well presented and low maintenance.

*** MODERN BUILD DETACHED HOUSE**
*** PLEASANTLY SITUATED ON A SMALL CUL-DE-SAC CLOSE**
*** POPULAR RESIDENTIAL AREA**
*** 4 BEDROOMS**
*** EN SUITE SHOWER/WC.**
*** GARAGE ALONGSIDE WITH DRIVEWAY PARKING**
*** WELL MAINTAINED – A HOME THAT IS READY TO MOVE IN**

PRICE £350,000

naea | propertymark PROTECTED
The Property Ombudsman

GROUND FLOOR

ENTRANCE HALL
Composite entrance door, tiled flooring, carpeted staircase**,** spot lights.

CLOAKS/WC.
White modern suite with basin. tiled floor.

LOUNGE 5m x 3.5m
Laminated flooring, feature bay window.

STUDY 2.5m x 2.2m

KITCHEN/DINER 7.7m x 2m (at the minimum)
Fitted units with gas hob, electric oven. Stainless steel cooker extractor hood, tiled splashbacks, tiled floor, Integrated dishwasher, space with plumbing for washing machine. Spot lights, uPVC double glazed French doors onto rear garden.

FIRST FLOOR

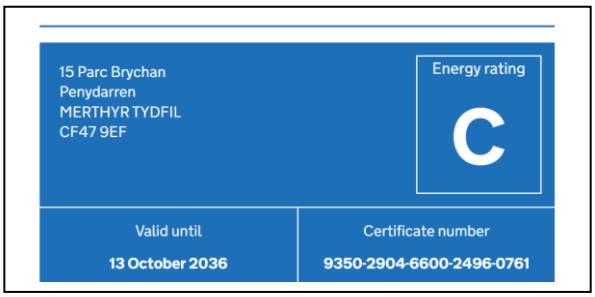
NUMBER 1 BEDROOM 3.8m x 3.4m
Carpeted floor, fitted wardrobes.

EN SUITE SHOWER/W.C.
White suite with basin, vanity unit/storage, half tiled walls, tiled floor, shower cubicle with mains shower.

NUMBER 2 BEDROOM 3.4m x 3m
Carpeted floor, fitted wardrobes.

NUMBER 3 BEDROOM 3.2m x 2.7m
Carpeted floor.

NUMBER 4 BEDROOM 2.7m x 2.5m
Carpeted floor.



BATHROOM/WC. 2.2m x 1.6m
White suite with basin, vanity unit/storage, half tiled walls, tiled floor, mains shower over bath with screen.

OUTSIDE
Front garden with artificial grass and paved pathway leading to side entrance. Driveway Parking for 2 Vehicles. Garage. Rear garden with large patio, area of artificial grass, raised planted areas with various trees/shrubs.

SERVICES
All Main Services. Gas Central Heating. uPVC Double Glazing.

TENURE
Advised Freehold. **COUNCIL TAX BAND: F**





























GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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