



## Pen Y Dyffryn, £320,000

- Well-presented throughout
- Ideal family home
- Set over three floors
- Summer house
- Off-road parking
- Close to local amenities
- EPC Rating: B



4 2 1





## About the property

Presenting for sale a charming semi-detached house, situated in an attractive and sought-after location in Pen Y Dyffryn, Merthyr Tydfil. This property is well-presented and would make a beautiful family home.

The property comprises of four spacious bedrooms, one of which is a delightful en-suite located on the second floor. The remaining bedrooms are also of good size, offering ample space for comfort and relaxation. The house boasts of a single, well-maintained kitchen, complete with dining space. It offers the perfect setting for family meals and entertaining guests. The property also includes one reception room which features a splendid garden view. This room also provides direct access to a garden, making it a delightful space for relaxation or for children to play. The property has a single, well-appointed bathroom and a ground floor W.C. One of the unique features of the property is the driveway, providing off-street parking and adding to the convenience of the property.

Located in close proximity to public transport links, local amenities, nearby schools, and walking routes, this property is ideal for families. Additionally, it's just a short distance from popular shopping destinations such as the Cyfarthfa Retail Park and Trago Mills, as well as the A465 Heads of the Valley.



## Accommodation

### Hallway

### W.C

### Kitchen/Diner

13' 10" x 9' 2" ( 4.22m x 2.79m )

### Living Room

12' 2" x 16' 2" ( 3.71m x 4.93m )

### Landing

### Bathroom

### Bedroom 2

13' 7" x 9' 4" ( 4.14m x 2.84m )

### Bedroom 3

12' 4" x 9' 3" ( 3.76m x 2.82m )

### Bedroom 4

7' 8" x 6' 6" ( 2.34m x 1.98m )

### Stairs

### Bedroom 1

Irregular Shaped Room 22' 9" Plus window x 12' 5" Max ( 6.93m Plus window x 3.78m )  
Restricted head height

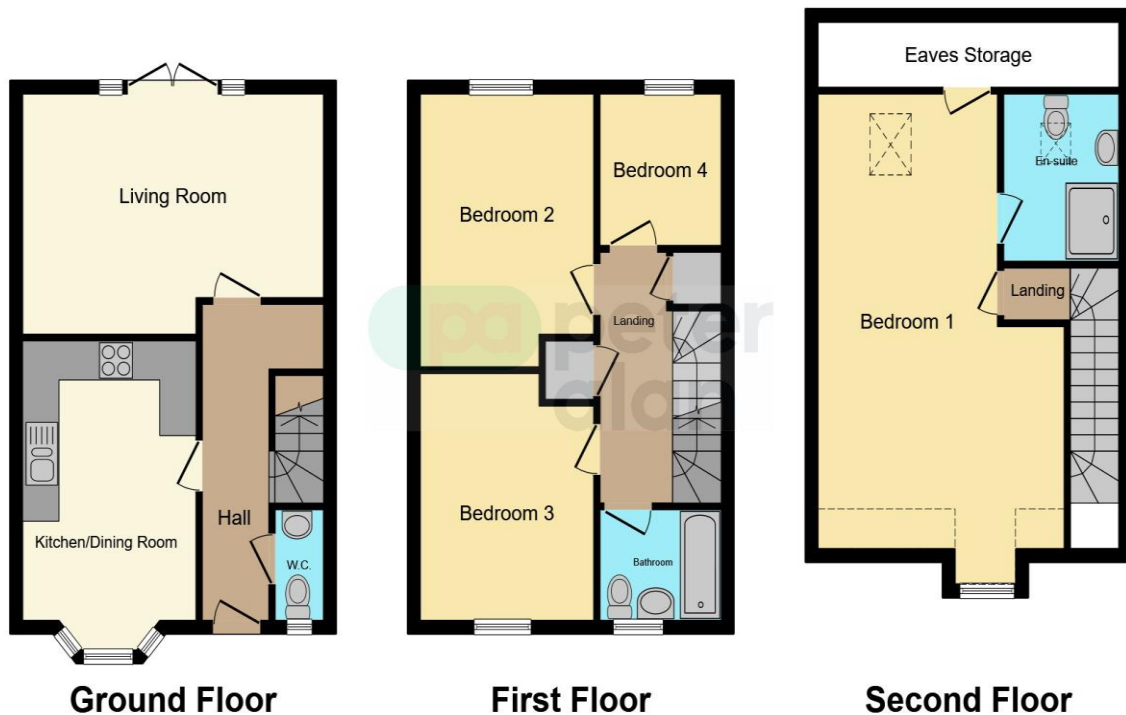
### En-Suite



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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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