



## Parc Dan Y Bryn, £290,000

- Open House Event
- Sought After Location
- Off Road Parking
- Ideal Family Home
- Immaculately Presented
- EPC Rating: C



 3  2  1



## About the property

An immaculately presented three bedroom semi-detached family home offered for sale. Situated in Tonyrefail, an area with access to a range of amenities including local schools, leisure facilities and transport links.

The accommodation briefly comprises; entrance hall, cloakroom, lounge and kitchen/ diner to the ground floor. To the first floor there are three bedrooms, master with en-suite and a family bathroom. To the outside there is a frontage and fully enclosed rear garden. The property further benefits; gas central heating, off road parking, boasts scenic views of the mountains and a tasteful yet low maintenance rear garden.

Please contact Peter Alan Talbot Green to arrange a viewing or request 24/7 on our website.

## Accommodation

### Ground Floor

#### Entrance Hall

#### Cloakroom

Wash hand basin and w.c.

#### Lounge

16' 2" max x 10' 7" max ( 4.93m max x 3.23m max )

#### Kitchen/ Diner

17' 7" max x 10' 7" max ( 5.36m max x 3.23m max )

Boiler housed here.



## First Floor

### Landing

Loft access and airing cupboard housing water tank.

### Bedroom One

12' max x 8' 8" max ( 3.66m max x 2.64m max )

Door to;

### En-Suite

Shower unit, wash hand basin and w.c.

### Bedroom Two

10' max x 9' 9" max ( 3.05m max x 2.97m max )

### Bedroom Three

10' 4" max x 7' 5" max ( 3.15m max x 2.26m max )

### Bathroom

Bath tub with over bath shower, wash hand basin and w.c.

## Outside

### Front

Frontage area.

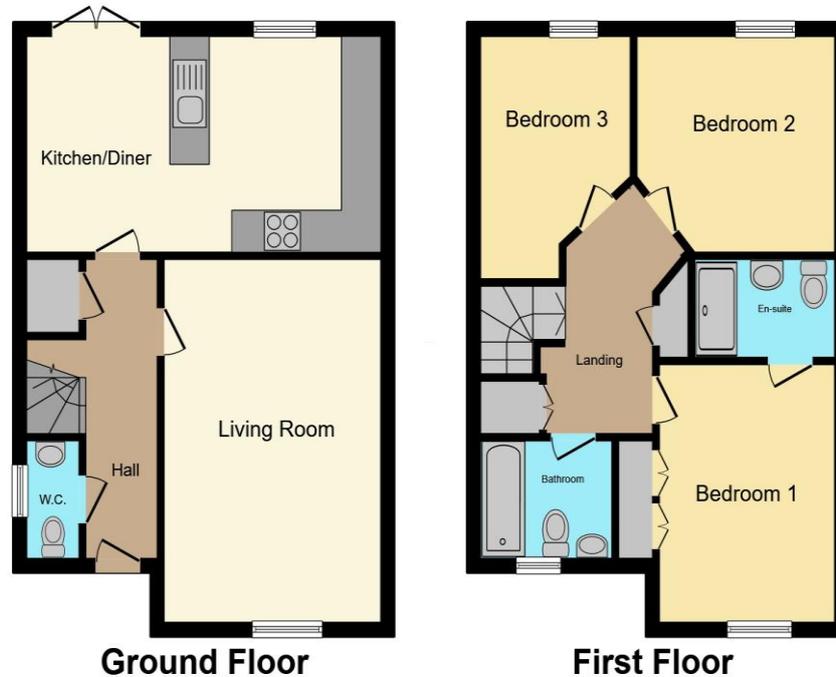
### Rear

Fully enclosed, low maintenance garden with rear access and off road parking situated behind the property.

01443 222851

talbotgreen@peteralan.co.uk

## Floorplan



Total floor area 85.7 m<sup>2</sup> (923 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

## 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 fittings 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let