



## Penderyn Close, £265,000

- Council Tax Band D
- No onward chain
- Master with en-suite
- Well-presented throughout
- Garage
- EPC Rating: C



3 2 1



## About the property

Presenting a well-maintained detached house in a popular location, ideal for families looking for a comfortable and convenient lifestyle. This attractive property offers three bedrooms and is brought to market with no onward chain.

Upon entering the home, you are welcomed into a versatile reception room, ideal for both relaxing and entertaining. The well-appointed kitchen with dining area. The property comprises three bedrooms, including a principal bedroom featuring an en-suite and dressing area, offering comfort and privacy.

A family bathroom and an additional W.C, ensure practicality for family life. Step outside to discover a private garden, the perfect spot for children to play and for outdoor gatherings during warmer months. A single garage accompanies the property, offering secure off-street parking and valuable storage space.

This residence is well situated with easy access to local amenities, local schools, and excellent public transport links. The popular Cyfarthfa Retail Park and Merthyr Tydfil College are within proximity, catering to all shopping and educational needs. Scenic walking routes surround the area, creating an excellent environment for recreation and relaxation.



## Accommodation

**Hallway**

**W.C.**

**Kitchen/Diner**

16' 7" x 9' 6" ( 5.05m x 2.90m )

**Lounge**

16' 7" x 13' ( 5.05m x 3.96m )

**Landing**

**Bedroom 1**

17' 7" x 10' 1" ( 5.36m x 3.07m )

**En-Suite**

**Bedroom 2**

8' 5" x 9' 6" ( 2.57m x 2.90m )

**Bedroom 3**

8' 10" x 9' 6" ( 2.69m x 2.90m )

**Bathroom**

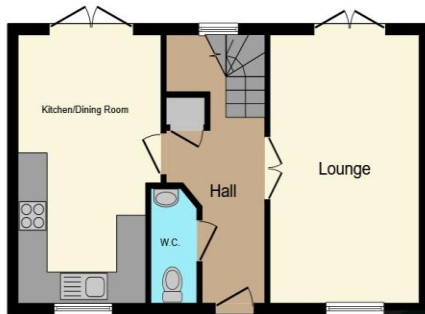
**Garage**

17' 1" x 8' 5" ( 5.21m x 2.57m )

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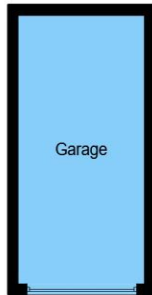
## Floorplan



Ground Floor



First Floor



Garage

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