



## Ty Bryn Vale View, offers over £170,000

- 3 bedroom Semi-detached
- Beautifully decorated throughout
- Downstairs Cloakroom
- Council Tax band B
- Viewing Highly recommended
- EPC Rating: C



 3  1  1



## About the property

A beautifully presented semi-detached, three-bedroom home offering modern living, stunning views, and excellent convenience. Set in an elevated position with impressive valley views, this immaculate home combines style, comfort, and practicality. Ideal for first-time buyers or small families.





## Accommodation

**Entrance Hall**

**Cloakroom**

**Lounge**

18' 5" max x 11' 3" max ( 5.61m max x 3.43m max )

**Kitchen/Diner**

18' 5" x 8' 2" ( 5.61m x 2.49m )

**First Floor**

**Landing**

**Bedroom One**

8' 3" x 10' 2" ( 2.51m x 3.10m )

**Bedroom Two**

12' 6" max x 9' 4" max ( 3.81m max x 2.84m max )

**Bedroom Three**

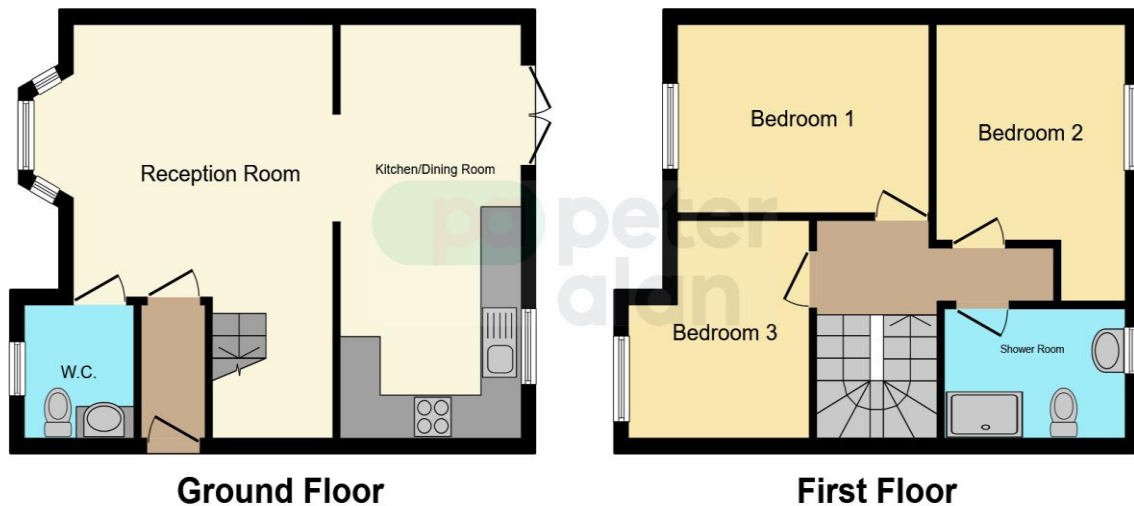
9' 8" max x 8' max ( 2.95m max x 2.44m max )

**Bathroom**

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## Floorplan



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