



The Hollies, £380,000

- No onward chain
- Well-presented throughout
- Garage and Driveway
- Beautiful family home
- Mature front, side and rear gardens
- Versatile accommodation
- EPC Rating: C



 3  2  3



About the property

Situated in the sought-after residential development of The Hollies, Quakers Yard, Treharris, this well-presented three-bedroom detached property offers versatile and spacious accommodation, making it an ideal family home.

Conveniently located, the property benefits from excellent access to local amenities, schools, and transport links, including the A470 and A465, as well as nearby bus and train links—perfect for those looking to commute.

Set over two floors, the accommodation briefly comprises an entrance hallway leading to a sitting room and a separate dining room, alongside a ground floor shower room. There is a second living room positioned to the rear, featuring patio doors opening onto the garden, creating a lovely space for relaxation or entertaining. The kitchen provides direct access to the garden, enhancing the practicality of the layout. Both reception rooms offer excellent flexibility and could easily be adapted for use as ground floor bedrooms, catering to a variety of lifestyle needs.



Accommodation

01685 722223

merthyrtedfil@peteralan.co.uk

Floorplan



Total floor area 126.5 m² (1,361 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



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

