



## Dan-Y-Mynydd

offers over £325,000

- Sought After Location
- New Roof Installed - December 25
- Local Schools
- Driveway
- Local Amenities
- Great Transport Links
- Two Ensuites
- EPC Rating: D





## About the property

Situated in the popular village of Ynysddu, this spacious and well-presented four-bedroom semi-detached home offers generous accommodation arranged over multiple levels, making it an ideal choice for families or those seeking versatile living space.

The property has two separate reception rooms, providing flexibility for both entertaining and everyday family living. A well-equipped kitchen serves as the heart of the home, creating a welcoming space for dining and relaxation. The layout suits a modern lifestyles, with an excellent flow between living areas. The home also offers a conservatory on the lower floor with amazing views.

There are four well-proportioned bedrooms with 3 offering fitted wardrobes, two of which benefit from en-suite shower rooms. Offering added convenience and privacy for family members or guests. The remaining bedrooms are served by a family bathroom, all finished to a good standard. A notable feature of the property is the balcony, which provides an additional outdoor space to enjoy the surrounding area and adds to the home's unique appeal.

Externally, the property offers off-road parking and outdoor areas suitable for entertaining, gardening, or



**pa** peter  
alan

## Accommodation

### Entrance Porch

### Kitchen

12' x 11' 3" ( 3.66m x 3.43m )

### Lounge/Diner

22' 11" Max x 13' 11" Max ( 6.99m Max x 4.24m Max )

### Balcony

### Bedroom 1

12' 5" Max x 10' 8" To Wardrobe ( 3.78m Max x 3.25m To Wardrobe )

### En-Suite

### Bedroom 2

12' 5" x 11' 3" Max ( 3.78m x 3.43m Max )

### Bedroom 4

12' x 9' 7" ( 3.66m x 2.92m )

### Bathroom

### Stairs Down

### Lounge

12' 5" x 24' 4" ( 3.78m x 7.42m )

### Bedroom 3

10' 4" To Wardrobe x 10' 1" ( 3.15m To Wardrobe x 3.07m )

### En-Suite

### Conservatory

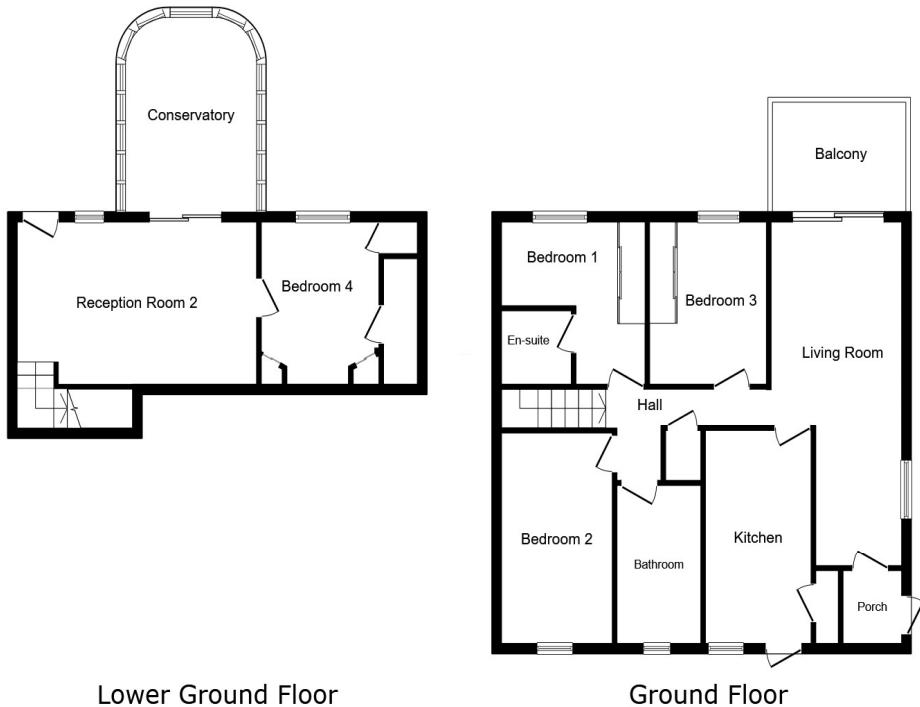
11' 5" x 7' 6" ( 3.48m x 2.29m )

### Garden

01495 231199

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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 orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any 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)

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