



## Heol Y Waun

offers over £250,000

- 3 Bedrooms
- W.C
- Low maintenance garden
- Close to M4
- Great Location
- Driveway
- Garage
- EPC Rating: D





## About the property

Nestled in the area of Pontlliw, this exquisite detached home offers a unique blend of character and modern living. With 3 spacious bedrooms and a Family bathroom this property is perfect for families seeking ample space and comfort. A well-appointed reception room provide inviting areas for relaxation and entertaining, ensuring that there is plenty of room for both family gatherings and quiet evenings at home. The property boasts a spacious Kitchen/Dining room within the house, whilst providing a garage and off road parking. The garden low maintenance and perfect for family. With its central location and charming features, this property is not just a house; it is a place where memories can be made.. Call the office on 01792894422 for a viewing.



## Accommodation

### Lounge

11' 4" Max x 14' 7" Max ( 3.45m Max x 4.45m Max )

### Kitchen

14' 8" x 10' 2" ( 4.47m x 3.10m )

### Garage

### Bedroom 1

8' 9" Max x 14' 1" Max ( 2.67m Max x 4.29m Max )

### Bedroom 2

11' 2" Max x 7' 8" Max ( 3.40m Max x 2.34m Max )

### Bedroom 3

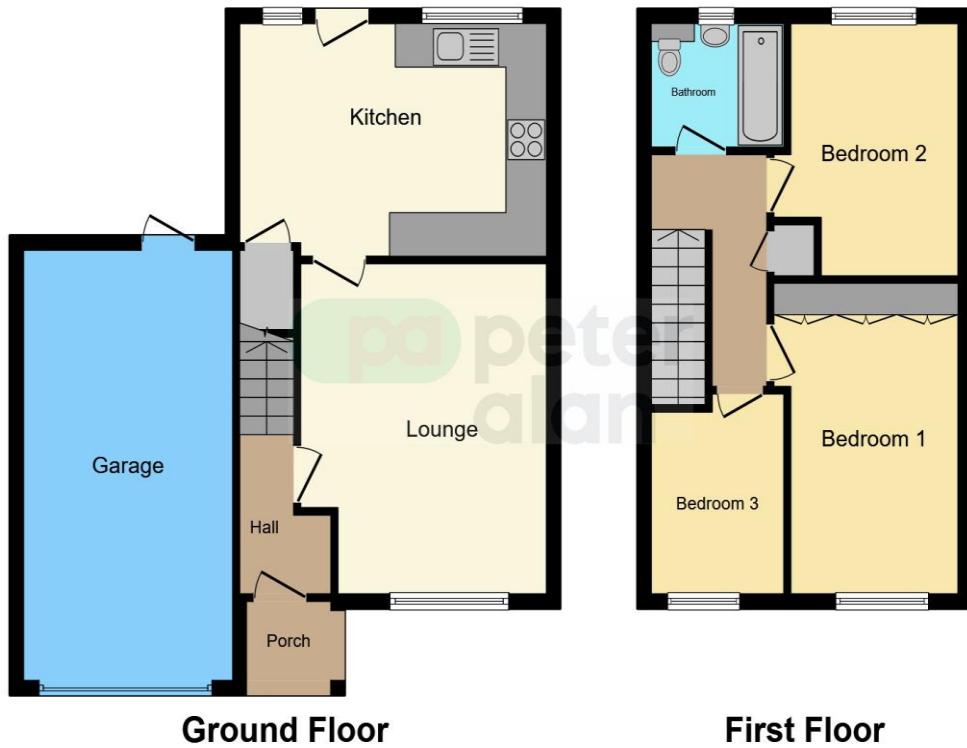
9' max x 6' 4" ( 2.74m max x 1.93m )

### Bathroom

01792 894422

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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 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.focalagent.com](http://www.focalagent.com)

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