



## Derllwyn Road, offers over £300,000

- Detached 4 Bedroom Family Home
- Three spacious reception rooms
- Off-street parking
- Council Tax Band E
- Characterful family home retaining many original character features.
- EPC Rating: G



 4  1  3



## About the property

Bryngolwg (Hill View) is a large, traditional, detached stone-built home brimming with character and charm. Occupying a generous corner plot on the sought-after Derllwyn Road, this much-loved family home is offered for sale with no ongoing chain, presenting a rare opportunity to acquire a substantial period property with immense potential. The home is packed with attractive period features throughout, including paneled bay windows and open fireplaces to all reception rooms, creating a warm and inviting atmosphere while retaining its traditional appeal.

The accommodation comprises a welcoming entrance hall and three separate reception rooms. Two of the reception rooms benefit from bay windows to the front of the property, while a further spacious lounge is situated to the rear, offering flexible family living space. The property also features a kitchen and a useful utility room, providing access directly onto the rear parking area.

To the first floor, there are four bedrooms, including three generous double bedrooms and a fourth single bedroom, together with a spacious family bathroom.

Externally, Bryngolwg sits on a sizeable plot and benefits from ample off-road parking to the rear for several vehicles, the garden enjoys good privacy and includes useful outbuildings, ideal for storage or conversion into hobby or workshop space.





## Accommodation

### Entrance Hall

**Living Room** - 11' 5" plus bay x 11' 4" ( 3.48m plus bay x 3.45m )

**Reception Room** - 12' 1" max x 10' 1" max ( 3.68m max x 3.07m max )

**Lounge** - 11' 2" x 9' 10" ( 3.40m x 3.00m )

**Kitchen** - 11' 2" x 10' 7" ( 3.40m x 3.23m )

**Utility Room** - 10' 2" x 6' 2" ( 3.10m x 1.88m )

### First Floor

#### Landing

**Bedroom One** - 11' 11" x 10' 6" ( 3.63m x 3.20m )

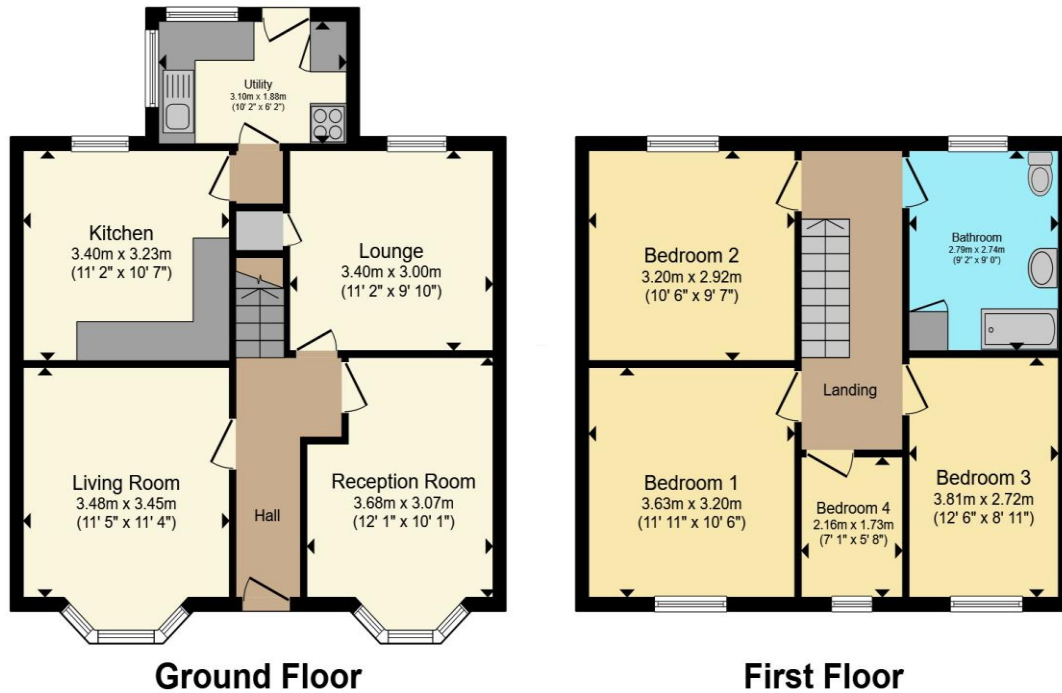
**Bedroom Two** - 10' 6" x 9' 7" ( 3.20m x 2.92m )

**Bedroom Three** - 12' 6" x 8' 11" ( 3.81m x 2.72m )

**Bedroom Four** - 7' 1" x 5' 8" ( 2.16m x 1.73m )

**Bathroom** - 9' 2" x 9' ( 2.79m x 2.74m )

## Floorplan



Total floor area 113.8 m<sup>2</sup> (1,225 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](http://www.propertybox.io)

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