



The Lawn

£475,000

- Grade II Listed semi-detached residence
- Located within a sought-after Conservation Area
- Sympathetically modernised whilst retaining original character features
- Substantial plot with garage and Dunster House outbuilding
- Set over four floors
- Beautiful family home



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About the property

Situated within the heart of Rhymney and conveniently positioned for local amenities, schools and transport links, Lawn House is a charming Grade II Listed, semi-detached residence set within a Conservation Area, offering a rare blend of historic character and modern-day living.

Sympathetically modernised throughout, this substantial family home retains a wealth of traditional features that reflect its heritage, whilst benefiting from tasteful contemporary improvements. The accommodation extends over four floors, providing versatile living space including multiple reception rooms, a kitchen/dining room, five bedrooms, and useful basement area.

The extensive grounds create an attractive setting for the home and offer ample outdoor space for entertaining, gardening and family enjoyment.

Agents Note: This property is Grade II Listed and is situated within a designated Conservation Area. Prospective purchasers should make their own enquiries regarding any restrictions, obligations or consents required for alterations or future development. A right of way exists over part of the property/grounds; further details are available upon request and will be confirmed by the seller's legal representative during the conveyancing process. Purchasers are advised to seek independent legal advice.

Please note, restricted head height in the bedrooms on the second floor and in the basement of the property.



Accommodation

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Floorplan



Total floor area 245.2 m² (2,639 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

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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.

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