



Parc Bryn Derwen, £210,000

- Two Bedroom Semi-Detached House
- Driveway & Garage
- Modern Decor Throughout
- Downstairs WC
- Great Location
- Ideal First Time Buy
- EPC Rating: Awaited



 2
  1
  1



About the property

A beautifully presented two-bedroom semi-detached home situated in the popular village of Llanharan, offering modern décor throughout and an ideal opportunity for first-time buyers, downsizers, or investors alike.

The accommodation comprises a welcoming entrance hall, convenient downstairs WC, and a bright, well-appointed living space with contemporary finishes. The property benefits from two generous double bedrooms, both thoughtfully presented, and is serviced by a modern family bathroom.

Externally, the home boasts a private rear garden, perfect for relaxing or entertaining, along with the added benefit of a garage and driveway parking.

Conveniently located close to a range of local shops, schools, and everyday amenities, as well as excellent transport links, this attractive home combines comfort, practicality, and convenience in equal measure.

Early viewing is highly recommended to fully appreciate what this fantastic property has to offer.

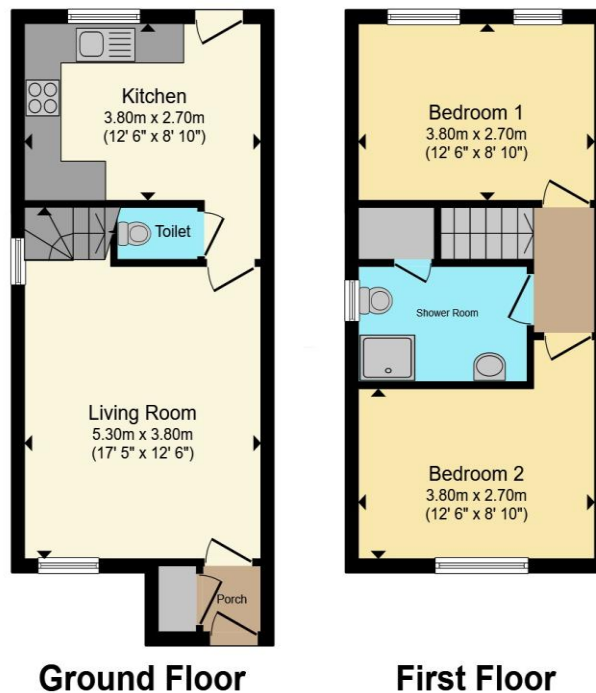


Accommodation

01443 222851

talbotgreen@peteralan.co.uk

Floorplan



Total floor area 65.2 m² (701 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

