



Bryntaf, Cefn Coed

£190,000

- Ideal family home
- Popular location in Cefn Coed
- No onward chain
- Rear Garden
- Close to local amenities
- Great transport links
- EPC Rating: D



 3  1  1



About the property

Situated in the sought-after Bryntaf area of Cefn Coed, this three-bedroom semi-detached property is offered to the market with no onward chain and presents an excellent opportunity for first-time buyers, growing families or those looking to move straight into a well-maintained home.

The accommodation briefly comprises an entrance hall, a spacious living room and a generous kitchen/dining room providing ample space for everyday living and entertaining. A ground floor bathroom completes the accommodation on this level.

To the first floor are three bedrooms together with a shower room, offering practical family accommodation and flexible living space.

Externally, the property benefits from a rear garden, providing space to relax, entertain or enjoy outdoor family activities.

Located within a popular residential area, the property enjoys convenient access to local shops, schools and amenities, whilst also benefiting from excellent transport links, including the A465 Heads of the Valleys Road, making it ideal for commuters travelling across the region.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

Agents Notes .Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



Accommodation

Hall

Living Room

Kitchen/Dining

Bathroom

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Shower Room

01685 722223

merthytydfil@peteralan.co.uk

Floorplan



Total floor area 91.0 m² (980 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

