

Parc Bryn Derwen,

offers in excess of £190,000

- Two-bedroom semi-detached home
- No onwards chain
- Quiet cul-de-sac location
- Single garage with additional storage space
- Ideal first-time buy, investment or downsizer property
- EPC Rating: D



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About the property

Nestled within a quiet cul-de-sac on the popular Parc Bryn Derwen development in Llanharan, this well-presented two-bedroom semi-detached home is ideal for first-time buyers, investors or those looking to downsize. Benefiting from two double bedrooms, a single garage, driveway parking and beautiful countryside views to the rear.

The accommodation comprises an entrance porch, spacious lounge and a well-equipped kitchen/diner with direct access to the rear garden. To the first floor are two generous double bedrooms, with the second currently used as a home office, and a family bathroom fitted with both a bath and shower.

Externally, the low-maintenance rear garden features decking and decorative stone, enjoying an attractive open outlook across the surrounding countryside. To the front, a driveway provides off-road parking and access to the single garage, offering excellent vehicle storage and additional space for household items.

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

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Floorplan

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 fitments 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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