



## Hillside Moriah Street, £335,000

- Council Tax Band D
- No onward chain
- Beautiful views
- Multi-car driveway
- Kitchen with island
- EPC Rating: C



 4  2  1



## About the property

Presenting this exceptional detached house, now available for sale with the advantage of no onward chain. Situated in a picturesque village, the property enjoys an elevated position, delivering beautiful views over the surrounding landscape. Perfectly located for convenient access to public transport links, nearby schools, local amenities, and serene walking routes, this home offers an ideal blend of peaceful village life and practicality.

The generously sized reception room features bi-folding doors, and a balcony, all taking full advantage of the garden views and scenic vistas beyond. The open-plan kitchen, complete with a stylish kitchen island, benefits from an abundance of natural light and includes a useful utility room—offering both functionality and a superb space for entertaining.

The property comprises four well-proportioned bedrooms. The master bedroom boasts a luxurious en-suite, providing privacy and comfort for its occupants. A W.C. adds further convenience to the layout, and a well-appointed bathroom is located on the first floor.

Viewing highly advised.



## Accommodation

### Hallway

12' Max x 8' Max ( 3.66m Max x 2.44m Max )

### Sitting Room

### Bedroom 4

12' Max x 7' 9" Max ( 3.66m Max x 2.36m Max )

14' 5" Max x 8' 8" Max ( 4.39m Max x 2.64m Max )

### Lounge/Kitchen

Irregular Shaped Room x ( x )

### Utility Room

### W.C

### Landing

### Bathroom

### Bedroom 1

14' 5" Max x 10' 3" Max ( 4.39m Max x 3.12m Max )

### Bedroom 2

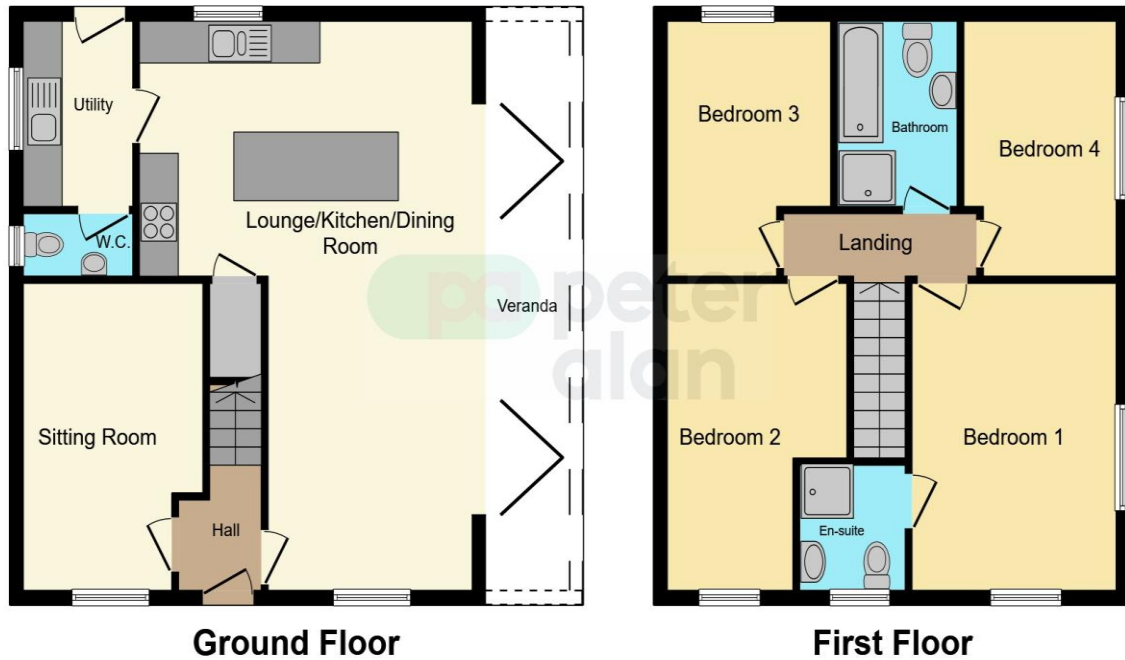
14' 5" Max x 8' 8" Max ( 4.39m Max x 2.64m Max )

### Bedroom 3

01685 722223

merthyrdfil@peteralan.co.uk

## Floorplan



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.focalagent.com](http://www.focalagent.com)

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