



## Parc Dan Y Bryn, £290,000

- Open House Event
- Sought After Location
- Off Road Parking
- Ideal Family Home
- Immaculately Presented
- EPC Rating: C



3 2 1



## About the property

An immaculately presented three bedroom semi-detached family home offered for sale. Situated in Tonyrefail, an area with access to a range of amenities including local schools, leisure facilities and transport links. Benefiting from a private rear garden and a driveway for multiple cars.

## Accommodation

### Ground Floor

#### Entrance Hall

#### Cloakroom

Wash hand basin and w.c.

#### Lounge

16' 2" max x 10' 7" max ( 4.93m max x 3.23m max )

#### Kitchen/ Diner



17' 7" max x 10' 7" max ( 5.36m max x 3.23m max )

Boiler housed here.

**First Floor**

**Landing**

Loft access and airing cupboard housing water tank.

**Bedroom One**

12' max x 8' 8" max ( 3.66m max x 2.64m max )

Door to;

**En-Suite**

Shower unit, wash hand basin and w.c.

**Bedroom Two**

10' max x 9' 9" max ( 3.05m max x 2.97m max )

**Bedroom Three**

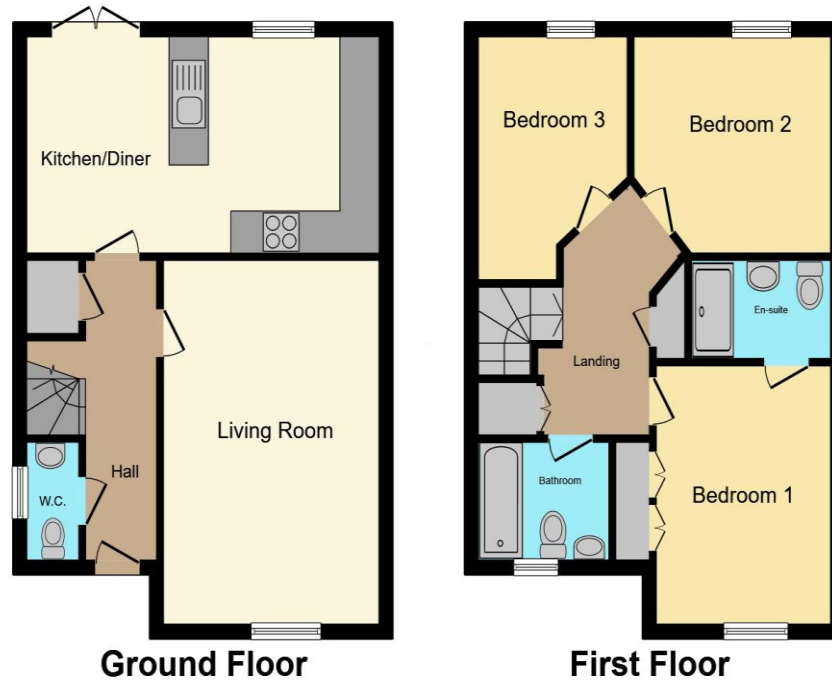
10' 4" max x 7' 5" max ( 3.15m max x 2.26m max )

**Bathroom**

01443 222851

talbotgreen@peteralan.co.uk

## Floorplan



Total floor area 85.7 m<sup>2</sup> (923 sq.ft.) approx

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