



Cyfarthfa Court

£600,000

- Accommodation Over Three Floors
- No Onward Chain
- En-Suite to Principal Bedroom
- Multi-Car Driveway & Double Garage
- Close to Cyfarthfa Park, Amenities and Transport Links
- Kitchen/Dining Room & Sun Room
- Study/Home Office
- Substantial Plot



 6  3  2



About the property

Situated within the highly sought-after Cyfarthfa Court development, this impressive six-bedroom detached family home occupies a substantial plot and is offered to the market with no onward chain.

Beautifully presented throughout and set over three floors, the property offers spacious and versatile accommodation ideal for modern family living.

The ground floor comprises a welcoming entrance hall, living room, dining room, study, cloakroom/WC, a generous kitchen/dining room, and a bright sun room overlooking the rear garden.

The upper floors provide six well-proportioned bedrooms, including a principal bedroom with en-suite facilities, alongside a family bathroom and additional shower room.

Externally, the property benefits from a multi-car driveway leading to a double garage, attractive front garden, and an enclosed rear garden with a decking area, ideal for outdoor entertaining.

Conveniently located within close proximity to Cyfarthfa Park, local amenities, schools, and excellent transport links, this outstanding home offers an excellent opportunity for growing families seeking both space and convenience.



Accommodation

Agents Note

The sale of this property is subject to the Grant of Probate. Completion cannot take place until probate has been granted. As probate timescales can vary, prospective purchasers should take this into consideration when proceeding with a purchase.

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

Ground Floor

Entrance Hall

Living Room

Dining Room

Study

Kitchen/Dining Room

Sun Room

Cloakroom/Wc

First Floor

Landing

Bedroom One

En-Suite

Bedroom Four

Bedroom Five

Bedroom Six

Family Bathroom

Second Floor

Landing

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Floorplan



Total floor area 232.7 m² (2,505 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.

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