



St. Fagans Grove, offers in the region of £279,000

- Council Tax Band C
- Beautiful garden
- Sought-after location
- Conservatory
- Off-road parking
- EPC Rating: D



 3  1  1



About the property

This charming detached bungalow, nestled in a highly sought-after location, with easy access to public transport links and close to local amenities. The property is also enviably located near local schools, Cyfarthfa Retail, Trago Mills, and the A465 and A470 roads, making it an ideal choice for families, downsizers, and couples alike.

The bungalow boasts three bedrooms, one of which is currently being utilised as a dressing room. The kitchen is well-appointed and comes with a practical utility room. There is a single reception room that provides a ideal space for relaxation and entertainment.

One of the unique features of this property is the conservatory, which offers a tranquil space to enjoy the garden views. A snug is another delightful feature that adds to the overall charm and character of this home.

The property is set on a well-sized plot and benefits from a single garage, providing secure parking or additional storage. The garden is another highlight of this property, offering a serene retreat for outdoor enthusiasts. A summerhouse is also included in the sale, providing a fantastic spot for relaxation or hobbies.



Accommodation

Porch

11' 6" Max x 10' 4" Max (3.51m Max x 3.15m Max)

Hall

Bedroom 2/Dressing Room

Lounge/Snug

10' 3" Max x 9' 9" Max (3.12m Max x 2.97m Max)

Lounge Area

Bedroom 3

22' Max x 11' 5" Max (6.71m Max x 3.48m Max)

Snug Area

11' 2" Max x 8' 2" Max (3.40m Max x 2.49m Max)

9' 11" Max x 7' 10" Max (3.02m Max x 2.39m Max)

Conservatory

9' 7" Max x 9' 2" Max (2.92m Max x 2.79m Max)

Kitchen

11' 3" Max x 7' 6" Max (3.43m Max x 2.29m Max)

Utility

Bathroom

Bedroom 1

01685 722223

merthytydfil@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

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

pa peter
alan