



## Heol Pantyrawel, £260,000

- Extended 3 bedroom Semi-Detached
- Immaculately Presented throughout
- Luxury Master with Ensuite
- Council Tax Band B
- Stunning Mountain Views
- EPC Rating: C



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## About the property

This stunning home has been completely transformed to an exceptional standard, offering generous and versatile living space in a sought-after semi-rural setting. Ideally located just half a mile from Blackmill village centre, you'll find local amenities including a post office, shop, petrol station, pubs, and access to the popular Celtic Trail cycle track all within easy reach. The M4 at Jct 36 is approximately 4 miles away, offering excellent commuter links.

Set in a slightly elevated position, the accommodation comprises a welcoming hallway, two spacious reception rooms, ground floor cloakroom, and a striking open plan kitchen/dining room with sleek contemporary finishes and direct access to the rear garden - ideal for modern family living and entertaining. There's also a separate laundry room for added convenience.

Upstairs features a generous landing leading to three large double bedrooms, a luxury four-piece family bathroom with freestanding slipper bath, and a showstopping master suite complete with its own ensuite shower room and private dressing room.

Externally, the property enjoys a landscaped front garden with open aspect, a level enclosed rear garden with two patio seating areas, and a block-paved double driveway to the rear. Further benefits include uPVC double glazing, gas combination boiler, multi-fuel burner.







## Accommodation

**Living Room** - 18' 9" x 11' 5" ( 5.71m x 3.48m )

**Lounge/Study** - 11' x 9' 9" ( 3.35m x 2.97m )

**Kitchen/Diner** - 16' 6" x 15' 2" ( 5.03m x 4.62m )

**Utility Room** - 10' 9" x 8' 2" ( 3.28m x 2.49m )

**Cloakroom**

**First Floor**

**Landing**

**Bedroom One** - 16' 7" x 15' 3" ( 5.05m x 4.65m )

**En Suite**

**Bedroom Two** - 12' 7" x 12' ( 3.84m x 3.66m )

**Bedroom Three** - 12' 7" x 11' 11" ( 3.84m x 3.63m )

**Bathroom**

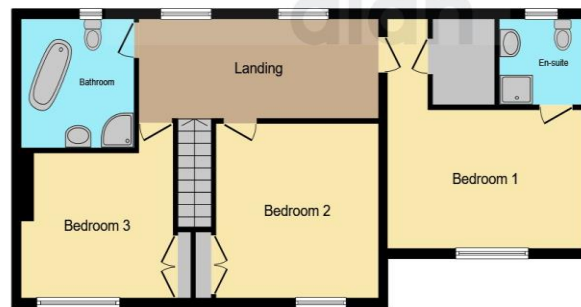
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## Floorplan



**Ground Floor**



**First Floor**

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