



Pant Y Dwr, £360,000

- Well-presented throughout
- Ideal family home
- Scenic Views
- Great transport links
- Viewing highly recommended
- EPC Rating: D



 3
  1
  2



About the property

Nestled within the sought-after and picturesque location of Pant-Y-Dwr, Llwyn-On, this semi-detached family home enjoys a peaceful setting with attractive woodland views and an abundance of surrounding natural beauty.

Offering spacious accommodation across two floors, the property presents an excellent opportunity for families, outdoor enthusiasts, and those seeking a quieter lifestyle whilst remaining well-connected.

The accommodation comprises an entrance hall, a lounge/diner providing ample space for both living and dining furniture, a separate study ideal for home working, and a fitted kitchen with access to a useful utility/WC. To the first floor are three bedrooms and a family bathroom.



Accommodation

Agents Note

This property is leasehold. Leasehold- 999 years from April 1955. 927 years remaining. The seller has advised that ground rent payments have not been collected in their residency. Your conveyancer can make the appropriate checks on your behalf.

The road and parking area are privately owned under the head lease, this includes a right of way for the term of the leasehold. Interested parties should satisfy themselves about parking arrangements including availability, access, proximity and tenure

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.

Study

Kitchen

W.C/Utility

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Garden/Studio

Hallway

Lounge/Diner

01685 722223

merthyrdydfil@peteralan.co.uk

Floorplan



Total floor area 114.9 m² (1,237 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

pa peter
alan

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