

Heol Bryncethin,

offers in the region of £240,000



- Master Bedroom With Ensuite
- Designated Parking For Two Cars
- Perfect Family Home
- Ideally located along the M4 corridor, offering excellent commuter links to Cardiff and Swansea
- Desirable location benefiting from nearby shops and excellent access to primary and secondary education.
- EPC Rating: C
- Council Tax Band: D

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About the property





Situated in a highly sought-after residential location, this spacious four-bedroom townhouse is offered to the market with no ongoing chain, making it an ideal purchase for families, first-time buyers looking for extra space, or investors alike.

Arranged over three floors, the property offers generous and versatile living accommodation throughout. The ground floor comprises a welcoming entrance hall, a spacious lounge, a fitted kitchen/dining area ideal for modern family living and entertaining, together with a useful utility room and convenient WC. To the upper floors are four well-proportioned bedrooms, including an impressive Master bedroom benefiting from its own en-suite shower room, alongside a contemporary family bathroom.

Externally, the property benefits from designated parking for two vehicles and attractive low-maintenance front and rear gardens, ideal for modern living.

Conveniently positioned close to a range of local amenities, the property is within easy reach of shops, schools, and excellent transport links to the M4 Motorway, making it perfectly suited for commuters and families alike.

Early viewing is highly recommended to fully appreciate the space, convenience, and potential this attractive home has to offer.

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Accommodation

Entrance Hall

Lounge

16' 2" x 15' 6" (4.93m x 4.72m)
Kitchen

9' 4" x 8' 10" (2.84m x 2.69m)
Utility/W.C.

4' x 4' 6" (1.22m x 1.37m)
First Floor

Landing

Bedroom 2

13' 8" x 8' 2" (4.17m x 2.49m)
Bedroom 3

8' 10" x 7' 5" (2.69m x 2.26m)
Bedroom 4

10' 1" x 7' 1" (3.07m x 2.16m)
Bathroom

8' 9" max x 5' 9" max (2.67m max x 1.75m max)
Second Floor

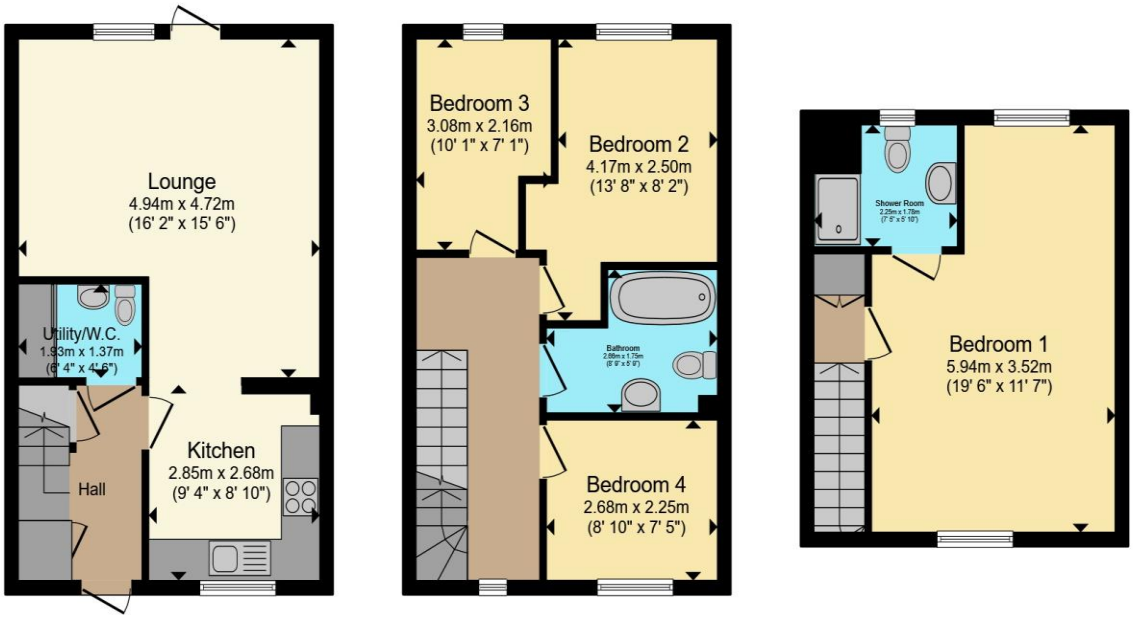
Bedroom 1

19' 6" x 11' 7" (5.94m x 3.53m)
Ensuite

7' 5" x 8' 10" (2.26m x 2.69m)

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Floorplan



Ground Floor **First Floor** **Second Floor**

Total floor area 102.5 m² (1,104 sq.ft.) approx

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