



Durham Close, £315,000

- Detached garage
- Principal bedroom with en-suite shower room
- Beautifully presented and well-maintained throughout
- Excellent transport links for commuting
- Close to local schools and everyday amenities
- Driveway providing off-road parking



 4  2  1



About the property

Situated in the sought-after location of Heolgerrig, this beautifully presented four-bedroom semi-detached family home offers spacious and versatile accommodation throughout, making it an ideal choice for growing families.

The property is conveniently located close to local amenities, reputable schools, and excellent transport links, providing easy access for commuters while also benefiting from a range of picturesque walking routes nearby.

Internally, the accommodation briefly comprises an inviting entrance hall, a generous living room, a spacious open-plan kitchen/dining room, and a ground floor family bathroom.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a landing providing access to all rooms.

Externally, the property benefits from attractive front and rear gardens, offering ample space for outdoor enjoyment and family living. A driveway provides off-road parking and leads to a detached garage, adding further practicality and storage.

A fantastic opportunity to acquire a spacious and well-maintained family home.

Early viewing is highly recommended



Accommodation

Agents Note

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

Porch

Entrance Hall

Living Room

Kitchen/Dining Room

Family Bathroom

First Floor

Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Outside

Detached Garage

01685 722223

merthytydfil@peteralan.co.uk

Floorplan



Total floor area 132.3 m² (1,424 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.

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

