

## Features

- Fantastic family home
- Very is a must to appreciate
- Garage
- Outbuildings
- En-suite bathroom
- Downstairs cloakroom
- Far reaching views
- Plenty of parking
- Large utility room
- Will suit two families



**£380,000**

**Lyndrea House, Merthyr , CF47 9UX**

Walker and Lewis are pleased to offer for sale , a rare to the market four bedroom detached house. This property is really unique and it will also accommodate as a family home plus an annexe which will suit two families moving in together. This larger than average extended home boasts four reception rooms, four bedrooms, three bathrooms, plus a modern kitchen and large utility room. With far reaching views to the rear of the property, offering flat gardens, outbuilding plus a garage and plenty of parking. Located in the village of Penydarren, and ideally positioned for easy access to all local amenities including bus links and primary and comprehensive schools.

**Walker and Lewis Estate Agents Ltd | Pontypridd**

**01443 218439 | [info@walkerandlewis.co.uk](mailto:info@walkerandlewis.co.uk)**

 **Walker & Lewis**  
ESTATE AGENTS



### **ENTRANCE HALL**

Upvc door to main hallway, ceramic tiled flooring, window to front access to inner hallway, first floor, reception room one and kitchen.

### **RECEPTION ROOM 24'2" x 23'9"** (7.36m x 7.25m)

Window to front, window to side, patio doors to reception room three/summer room, access to kitchen, feature fireplace , access to study room.

### **STUDY 9'0" x 9'0"** (2.75m x 2.75m)

Full length window to front.

### **RECEPTION ROOM 3 17'0" x 7'7"** (5.18m x 2.30m)

Four windows to rear, two windows and door to rear garden, access to utility room.

### **KITCHEN/BREAKFAST ROOM 11'11" x 10'0"** (3.64m x 3.06m)

Window to rear, fully fitted kitchen , including hob and oven, splash back tiles, breakfast bar, tiled flooring, access to inner hall.

### **INNER HALL**

Laminate flooring, access to reception room two, utility room and kitchen.

### **RECEPTION ROOM 2 18'6" x 9'11"** (5.65m x 3.02m)

Window to front , access to cloakroom.

### **CLOAKROOM**

Window to rear, Low level Wc, Wash hand basin.

### **UTILITY ROOM 13'8" x 12'2"** (4.16m x 3.72m)

A range of wall and base units, worktops, sink, combi boiler, two windows to rear, access to reception room 3/summer room, door to rear garden,

### **LANDING**

Access to all bedroom and family bathroom.

### **BEDROOM 13.9 X 13.7** (4.18m X 4.13m)

Window to front access to en-suite bathroom.

### **EN-SUITE BATHROOM 9.8 X 6.4** (2.95m X 1.92m)

Corner bath, shower over , Low level Wc, Wash hand basin, built in storage cupboards, all tiled walls

### **FAMILY BATHROOM 12.0 X 6.1** (3.7m x 1.85m)

P shaped bath shower over, Bidet, double vanity sinks, Low level WC, build in cupboards with worktops, window to rear, all tiled walls.

### **BEDROOM 2 16.3 X 15.0** (4.95m x 4.58m)

Two windows to the front, laminate flooring, built in wardrobes with sliding doors.

### **BEDROOM 3 11.11 X 9.5** (3.62M X 9.5M)

Window to rear , build in storage cupboards.

### **BEDROOM 4 10.10 x 8.11** (3.29m x 2.73m)

### **OUTSIDE**

Block paved driveway for multiple vehicles, leading to garage with electric roller shutter doors, plus roller shutter doors to the rear garden from garage. decking balcony area with garden laid to lawn, and patio area with pergola. stone built outbuildings and far reaching view.

# Floorplan

# EPC

