



**Gwaunfarren Road, Merthyr Tydfil**

**For Sale**  
**Offers in the region of £374,995**



**4 BEDROOM DETACHED HOME**  
**PLOT OF LAND WITH HUGE POTENTIAL**  
**IMMACULATELY PRESENTED THROUGHOUT**

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## **Property Description**

We are delighted to present this beautifully renovated four-bedroom detached property located on the sought-after Gwaunfarren Road in Merthyr Tydfil. Recently refurbished throughout to a superb standard, the home is immaculately presented and ready to move into.

Upon entering, you are welcomed by a spacious hallway with a striking floor-to-ceiling window that floods the area with natural light. The hallway leads into a modern, high-spec lounge featuring a stylish media wall with bespoke alcoves and integrated lighting – a perfect blend of comfort and contemporary design.

The living area flows seamlessly into the dining space, which boasts sleek fittings and a built-in pantry with glossy cabinetry. From here, you are led into the newly fitted high-gloss white kitchen with matte black detailing, offering a luxurious feel with marble-panelled walls and integrated appliances. The kitchen opens into a very practical utility room, keeping laundry and storage tucked away, and there is also a convenient downstairs WC.

Upstairs, the property offers four generously sized bedrooms. The master benefits from its own en-suite shower room. The family bathroom is bright and well-appointed with clean white tiled walls, positioned conveniently on the first floor.

Double doors from the kitchen open out onto a low-maintenance, patio-style garden which wraps around the side of the property and leads to an expansive additional plot. This extra land offers fantastic potential – whether for development, a summerhouse, an Airbnb, or simply as a large private outdoor space. Fully gated for privacy, it's a rare and valuable addition.

To the front, the property features off-road parking for multiple vehicles and an integrated single garage, which could be used for storage or potentially converted into an additional reception room or home office.

With Merthyr Tydfil continuing to grow and invest in its future, this property is ideally positioned for homeowners and investors alike. Viewings are highly recommended to fully appreciate all that this impressive home has to offer.

**ENTRANCE HALLWAY** 2.39 x 1.84

UPVC front door opens to spacious hallway. . Emulsion walls and ceiling. Wooden style laminate flooring. Floor to ceiling window to front. Radiator. Power points. Entry to lounge. Stairs to first floor.



**LOUNGE** 4.34 x 3.95

Spacious and stylish lounge with built in media wall featuring alcoves with spotlights and electric fireplace. Emulsion walls and ceiling. Wooden style laminate flooring. Power points. Radiator. Door to under stairs storage cupboard. Entry to diner.



**DINER** 3.36 x 2.36

Wall to wall high gloss storage cupboards including pantry. Emulsion walls and ceiling. Wooden style laminate flooring. French doors open to rear garden. Entry way into kitchen.



**KITCHEN** 3.11 x 2.09

Recently fitted modern kitchen with high gloss white cabinetry complemented by marble style worktops. Emulsion ceiling with spotlights. Sleek marble paneled walls. Wooden style laminate flooring. Integrated microwave and oven. Induction hob with overhead extractor fan. Matte black kitchen sink and draining board. Power points. Radiator. UPVC window to rear.



**UTILITY** 2.68 x 1.66

Recently fitted modern kitchen with high gloss white cabinetry complemented by marble style worktops. Emulsion ceiling with spotlights. Sleek marble paneled walls. Wooden style laminate flooring. Built in cupboard housing boiler. Plumbed for washing machine. Power points. Radiator. UPVC window to rear. Door to W/C. UPVC door to side garden.



**DOWNSTAIRS W/C** 2.36 X 0.88

Emulsion walls and ceiling. Wooden style laminate flooring. Toilet and hand basin. UPVC window to side.



**LANDING**

Emulsion walls and ceiling. Grey carpeted flooring. UPVC window to side. Doors to bedrooms and bathroom.

**BEDROOM 3** 3.17 x 2.26

Emulsion walls and ceiling. Grey carpeted flooring. UPVC window to rear. Power points. Radiator. Built in storage cupboard



**BEDROOM 4** 3.25 x 2.07

Emulsion walls and ceiling. Grey carpeted flooring. UPVC window to front. Power points. Radiator. Built in storage cupboard



**BEDROOM 1** 4.41 x 3.16

Emulsion walls and ceiling. Beige carpeted flooring. UPVC window to front. Power points. Radiator. Door to en-suite



**EN-SUITE** 3.21 x 0.99

Emulsion walls. Emulsion ceiling with spotlights. Black tiled flooring. Walk in shower with marble effect panels. Hand basin and toilet. Wall mounted vanity unit. UPVC window to side. Radiator.



**BATHROOM** 2.12 x 1.90

Emulsion ceiling with spotlights. White tiled walls. Black tiled floor. White three piece suite comprising of toilet, handbasin and bathtub with shower head. Wall mounted vanity unit. UPVC window to rear. Radiator



**BEDROOM 2** 3.12 x 3.13

Emulsion walls and ceiling. Beige carpeted flooring. UPVC window to rear. Power points. Radiator.



**GARAGE** 5.18 x 2.40

Intergrated garage accessed via shutters from front of property. Versatile space with potential to create additional reception room.





## EPC



## Floor Plan



### **Misdescriptions Act 1991**

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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