FOR SALE

Penderyn Close

Merthyr Tydfil, Merthyr Tydfil, CF48 1AS

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ASKING PRICE

£260,000

3 BEDROOMS

2 BATHROOMS

1 RECEPTION

935 SQ FT

- 935 SQFT
- DETACHED MODERN FAMILY HOME
- THREE SPACIOUS BEDROOMS
- TWO MODERN BATHROOMS
- BRIGHT AND WELCOMING RECEPTION ROOM
- STYLISH CONTEMPORARY INTERIORS
- BEAUTIFUL REAR GARDEN
- SIDE PARKING FOR TWO VEHICLES
- POPULAR RESIDENTIAL LOCATION
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND LEISURE FACILITIES

THE PROPERTY

Modern Three-Bedroom Detached Home with Garden & Parking Situated in the popular Penderyn Close, Merthyr Tydfil, this well-presented detached family home offers approximately 935 sq ft of modern and versatile living accommodation, complemented by a beautiful rear garden and private side parking for two vehicles.

The property provides a bright and welcoming reception room, creating an ideal space for both relaxing and entertaining. The contemporary finish throughout gives the home a stylish yet comfortable feel, while the well-planned layout makes excellent use of the available space.

There are three spacious bedrooms, providing plenty of flexibility for families, guests or those requiring a home office. The property also benefits from two modern bathrooms, offering convenience for busy households.

To the rear, the property enjoys a beautifully maintained garden, providing a private outdoor space ideal for entertaining, relaxing or enjoying time with family. Side parking for two vehicles adds further practicality.

The location is particularly appealing, with a range of local shops, schools, leisure facilities and everyday amenities within easy reach. The property is well positioned for access to the wider Merthyr Tydfil area and surrounding countryside.

An excellent opportunity to acquire a modern and well-positioned detached home, ideal for families, first-time buyers or those looking for a comfortable property in a popular residential setting.

ACCOMMODATION

LOUNGE	3.05m x 5.05m
KITCHEN/ BREAKFAST ROOM	2.92m x 5.05m
WC	0.94m x 2.31m
BEDROOM ONE	3.07m x 3.43m
EN SUITE	1.80m x 1.45m
BEDROOM TWO	3.23m x 2.44m
BEDROOM THREE	3.23m x 2.44m
BATHROOM	2.01m x 1.85m

SCHOOL CATCHMENTS

Primary Schools Caedraw Primary Cyfarthfa Park Primary School Heolgerrig Community School Gwaunfarren Primary Secondary Schools Cyfarthfa High School Pen Y Dre High School St John Baptist CIW High School Ysgol Gyfun Rhydywaun, Rhondda Cynon Taf Blessed Carlo Acutis Catholic School, Merthyr Tydfil Afon Taf High School

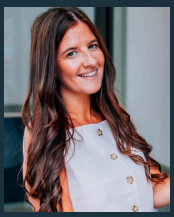
PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	935 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND D · ABOUT £2,594 A YEAR *Merthyr Tydfil County Borough Council, 2026/27 estimate*
EPC RATING	79 · POTENTIAL 91

33, Penderyn Close, Ynysfach, CF48 1AS

Total Area: 935 ft² ... 86.8 m²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.



Lauren Williams

SALES VALUER / NEGOTIATOR

CAERPHILLY BRANCH

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jeffreyross.co.uk

SCAN TO SEE WHAT'S NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, Eastgate, Market Street, Caerphilly, CF83 1NX. 029 2086 7711. The Property Ombudsman, membership D03828. jeffreyross.co.uk