



herbert r thomas

4 Pontpren

Penderyn

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# 4 Pontpren

Asking price **£240,000**

A deceptively spacious modern, four bedroom townhouse, situated in Penderyn village within walking distance to the primary school.

Modern Four Bedroom mid-terraced Townhouse

Deceptively spacious accommodation throughout

Well presented living and bedroom space

Four Bedrooms, two with ensuite shower rooms

Generous sized family bathroom

Situated in Penderyn village close to the world famous distillery and walking distance to Primary School

Enclosed Rear Garden

Vacant possession and no ongoing chain

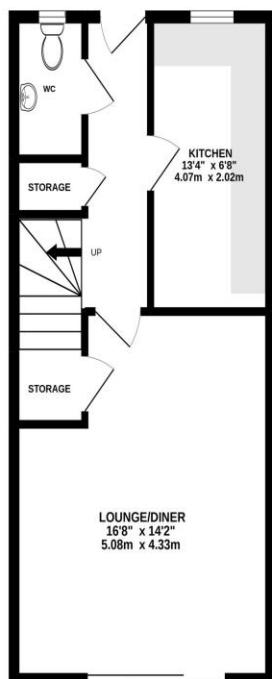
Viewings highly recommended



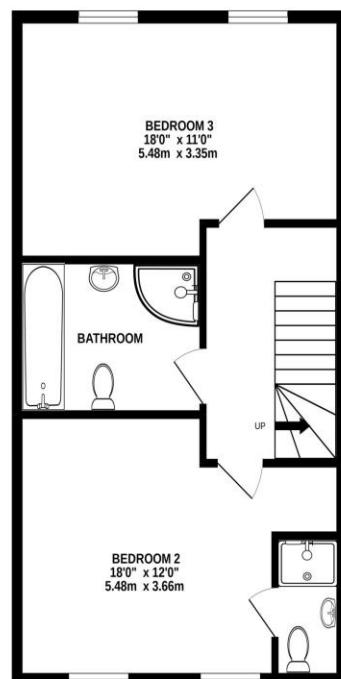
This modern four bedroom mid terraced townhouse offers deceptively spacious accommodation which will make an ideal family home. It is situated in Penderyn village within walking distance to the local primary school and world famous distillery.

The property which has undergone recent decorative updating, offers accommodation comprising: An entrance hall (3'8" x 13'9")

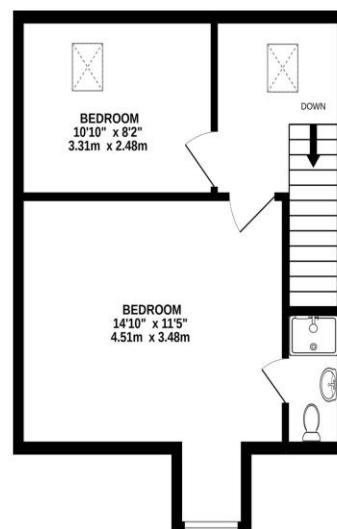
GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



2ND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 1330 sq.ft. (123.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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with stairs to first floor, a built-in storage cupboard housing the central heating boiler. A cloakroom off the hallway has a window to front with a white two piece suite.

The lounge/dining room (16'8" x 14'3") is located at the rear of the property and has patio doors leading out into the enclosed garden. Door into useful under stairs storage cupboard.

The kitchen/breakfast room (6'8" x 13'9") with window to front offers a range of wood effect base, larder and wall mounted units, with complimenting worksurface which extends to a breakfast bar area. Integrated appliances include; cooker, hob with hood over, dishwasher, fridge/freezer and a washer machine/dryer.

The first floor landing gives access to 2 generous sized double bedrooms. Bedroom two (10'2" widening to 12'1" x 14'3") is located at the front of the property benefits from an ensuite shower room (6'6" x 3'4"). Bedroom three (9'3" widening to 11' x 18' max) enjoys views over the rear garden and into woodland beyond. The generous sized family bathroom (10'5" x 7') has a white four piece suite including double ended bath with central mixer taps, a double shower cubicle with a mains powered shower fitted, sink unit with storage space below.

To the second floor is bedroom one (14'5" x 11'5") with dormer window to front which also benefits from an ensuite shower room (3'2" x 6'2"). Bedroom four (8'2" x 10'10") with skylight to rear has previously been used as a dressing room to the master bedroom.

Outside to the rear is an enclosed garden with paved patio leading out to a level lawn.



## Directions

From Neath travel North along the (A465), towards Merthyr Tydfil. At the 3rd Roundabout take the 1st exit, continue on this road into Penderyn Village. After passing the Distillery turn left and number 4 will be indicated by our For Sale Board.

## Tenure

Freehold

## Services

All Mains Services  
Council Tax Band D  
EPC Rating C

## Energy performance certificate (EPC)

Cardiff Bridgend Penderyn AB38 0BX	Energy rating <b>C</b>	Valid until: 4 March 2029
		Certificate number: 0798-0642-7247-6631-1976

### Property type

end-terrace house

### Total floor area

123 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords](#) about exemptions at [www.gov.uk/government/publications/exemptions-for-renting-property-with-a-low-energy-rating](https://www.gov.uk/government/publications/exemptions-for-renting-property-with-a-low-energy-rating).

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Viewing strictly by appointment through Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.