

# Georgetown Villas,

## £380,000

- Beautiful family home
- Sought-after location
- Off-road parking
- Close to local amenities
- Great transport links
- EPC Rating: C



4 2 2


peter alan

01685 722223

merthyrtydfil@peteralan.co.uk




## About the property

A beautiful and well-presented detached family home situated within the highly sought-after Georgetown Villas development in Merthyr Tydfil. Offering generous and versatile living accommodation throughout, this impressive property is perfect for growing families seeking space, comfort and convenience.

The accommodation briefly comprises an inviting entrance hall, spacious living room, versatile playroom/study, ground floor WC, a superb open-plan kitchen/dining room ideal for modern family living and entertaining, utility room, conservatory and integral garage. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a modern family bathroom.

Externally, the property benefits from attractive front and rear gardens, providing excellent outdoor space for both relaxation and family enjoyment. A driveway offers ample off-road parking and leads to the integral




## Accommodation

**Entrance Porch**

**Hallway**

**Living Room**

**Playroom / Family Room**

**Cloakroom (w.C.)**

**Kitchen/Dining Room**

**Utility Room**

**Conservatory**

**Integral Garage**

**Landing**

**Bedroom 1**

**En-Suite**

**Bedroom 2**

**Bedroom 3**

**Bedroom 4**

**Family Bathroom**

01685 722223
merthyrtydfil@peteralan.co.uk

## Floorplan




**Ground Floor** **First Floor**

Total floor area 148.1 m² (1,594 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 fitments 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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 mortgages are not regulated.