Zion Close,

offers over £230,000

- Council Tax Band C
- No onward chain
- Well-presented throughout
- Modern Kitchen
- Scenic views
- Gated driveway
- EPC Rating: C

3 2 1

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About the property

Presenting a well-maintained semi-detached house for sale in Troedyrhiw, offering a fantastic opportunity for first-time buyers, investors, families, or those seeking potential AirBnB prospects. Situated in an elevated position, this desirable property boasts scenic views and is ideally located for access to public transport links including bus links, train links and links to the A465. The location is further enhanced with proximity to local schools, local amenities, and picturesque walking routes including Trevethick trail.

The heart of the home is the open-plan recently fitted kitchen, tastefully finished to a modern standard with integrated features including fridge/freezer,washer/dryer and dishwasher. The living area provides access to the rear garden and boasts a versatile space with additional under-stairs storage.

The first- floor comprises of three sized bedrooms, with the principal bedroom benefiting from an en-suite and a modern family bathroom.

One of the standout features includes a front and rear garden including a gated driveway, ensuring secure off-street parking. The rear garden offers a peaceful retreat, ideal for children to play safely or for hosting summer gatherings, while the elevated setting maximises the beautiful views.

Early viewing is highly recommended to fully appreciate the enviable location, excellent condition, and unique features that this home has to offer.

Accommodation

Hallway

W.C.

Living/Dining/Kitchen

Living Area

16' 7" Max x 12' 6" Max (5.05m Max x 3.81m Max)

Dining Area

9' 8" Max x 8' 7" Max (2.95m Max x 2.62m Max)

Kitchen Area

9' 8" Max x 6' 8" Max (2.95m Max x 2.03m Max)

Landing

Bedroom 1

12' 10" Max x 9' 5" Max (3.91m Max x 2.87m Max)

En-Suite

Bedroom 2

9' 7" Max x 9' 1" Max (2.92m Max x 2.77m Max)

Bedroom 3

8' 4" Max x 6' 9" Max (2.54m Max x 2.06m Max)

Bathroom

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Floorplan

Ground Floor **First Floor**

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