



# Tom Parry

36, Bryn Tyddyn, Pentrefelin, LL52 0PE

£189,950



## 36 Bryn Tyddyn, Pentrefelin, LL52 0PE

Tom Parry & Co are delighted to offer for sale this fantastic two bedroomed semi-detached bungalow, nestled in a secluded corner of the popular estate of Bryn Tyddyn in Pentrefelin.

The living areas are bathed in natural light, creating a warm and inviting atmosphere, whilst enjoying fantastic views over the garden and the fields to the rear of the property. The property features ample parking, with a detached garage and car port, ensuring convenience and security. The gardens have been tiered to create lawned areas and mature rockeries.

Whilst the property would benefit from a cosmetic upgrade, the carpets are relatively new throughout and the condition offers a perfect blank canvas for new owners. This property presents an excellent opportunity for first-time buyers, downsizers, or anyone looking to embrace a quieter way of life in a picturesque setting. With its combination of comfort, convenience, and stunning views, this bungalow is a must-see for anyone seeking a new home in this lovely part of Wales.

### Our Ref: C399

### ACCOMMODATION

All measurements are approximate

### Conservatory/Porch

with views over garden and fields and door to the side

### Hallway

with access to loft space and radiator

### Living Room

with sliding patio door into Conservatory; carpet flooring and radiator

### Kitchen

with a range of fitted wall and base units; integrated single oven with gas hob and extractor over; stainless steel sink and drainer; space for larder style fridge freezer; space and plumbing for washing machine and door to conservatory

### Conservatory

with fantastic aspect over gardens and fields beyond; door to rear; radiator and tiled flooring

### Bedroom 1

with large wardrobes; carpet flooring and radiator

### Bedroom 2

with large wardrobes; carpet flooring and radiator

### Bathroom

with panelled shower cubicle; low level WC; wash basin set in vanity unit; built in storage to the side of the shower; tiled walls and heated towel rail

### EXTERNALLY

The property is accessed via a private drive to the front, with parking beneath a covered car port. The gardens are laid to a mature rockery area to the front of the house.

At the rear of driveway there is a detached garage,

with covered storage area to the side.

The gardens have been tiered with various lawned areas, rockeries and mature plants.

### SERVICES

All mains services

### MATERIAL INFORMATION

Counc











NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		66 D	
			88 B

