

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

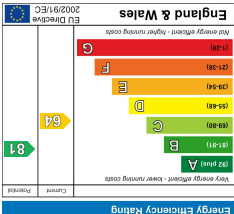
Made with Hektoplan ©2026



FLOOR PLAN



AREA MAP



EPC





GENERAL INFORMATION

Nestled in the popular development of Tircoed Forest Village, this charming three-bedroom detached property on Ffordd Ger Y Llyn offers an ideal family home. With a spacious reception room, and a further extension to the rear of the property the home provides a warm and welcoming atmosphere.

The accommodation comprises three well-proportioned bedrooms, ensuring ample space for family living. Two bedrooms benefit from a convenient en-suite shower rooms, alongside a family bathroom and a downstairs W.C. This thoughtful layout caters to the needs of modern family life, providing comfort and privacy for all.

Outside, the property boasts a garage, along with parking spaces for up to three vehicles, a valuable asset in today's busy world. The enclosed rear garden is designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. It is an ideal setting for children to play or for hosting summer gatherings with friends and family. Situated close to the M4 corridor, this home offers excellent transport links, making it convenient for commuting to nearby cities and beyond. Viewings are highly recommended.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Living Room  
18'3" x 10'7" (5.58m x 3.23m )

Kitchen  
14'7" x 8'8" (4.45m x 2.66m )

Rear Hall

Conservatory/Dining Area  
12'7" x 11'8" (3.85m x 3.57m )

W.C

First Floor

Landing



Bedroom 1  
15'5" x 13'8" (4.70m x 4.17m)

Shower En-suite  
7'6" x 5'0" (2.30m x 1.53m )

Bedroom 2  
9'8" x 8'11" (2.95m x 2.72m )

Shower En-suite  
5'6" x 5'3" (1.68m x 1.61m )

Bedroom 3  
8'9" x 8'2" (2.68m x 2.51m )

Family Bathroom

Parking  
Garage and Parking for 3 vehicles

Council Tax Band = D

EPC =D

Tenure  
Freehold

Services  
Heating System - Gas  
Mains gas, electricity, sewerage and water (metered)  
Broadband - The current supplier is Sky (fibre)  
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Tesco  
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

Additional Information  
Tircoed Village Rent Charge - The current rent charge is £134.89 per year. Further information about how this is calculated is provided with your payment demand each year.

