



## 4 Beds, Detached, Freehold, £425,000

### 8 Old Brewery Lane

Three Estate Agents are delighted to present this substantial, detached, four-bedroom property, set on a generously sized plot in the highly sought-after area of Rhymney.

### Features

- DETACHED
- FOUR BEDROOMS
- TWO RECEPTIONS

- KITCHEN/DINER
- ENSUITE
- GARAGE

Three Estate Agents are delighted to present this substantial, detached, four-bedroom property, set on a generously sized plot in the highly sought-after area of Rhymney.

The property welcomes you with a spacious entrance hall featuring elegant oversized slate tiles, creating a seamless flow to the rest of the ground floor.

To the right of the hallway, a large lounge with carpeted flooring and a original victorian fireplace awaits, complete with dual-aspect windows that fill the space with natural light. This room offers an inviting atmosphere, perfect for relaxation.

Adjacent to the lounge, youâ€™ll find a second reception room, featuring laminate flooring, a charming fireplace, and dual windows that provide an abundance of light and a welcoming, airy feel.

At the rear of the property lies the spacious kitchen and dining area, both with laminate flooring. The kitchen boasts ample storage, an integrated oven, hob, and extractor hood, while an archway seamlessly connects it to the dining area, which features patio doors leading directly to the rear gardenâ€”ideal for indoor-outdoor entertaining.

The home also includes a separate utility room adjacent to the kitchen, providing additional access to the garden, as well as a convenient ground-floor WC.

On the first floor, youâ€™ll discover a generously sized master bedroom with beautiful real wood flooring, complemented by an en-suite bathroom with a large walk-in shower and solid wood flooring.

Bedroom two is another spacious double, featuring real wood flooring and dual windows, which lend the room a bright, airy ambiance. Bedrooms three and















Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Total floor area 234.9 sq.m. (2,529 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by Propertyfile