



25 Kingfisher Crescent, Merthyr Vale, CF48 4TL

£215,995

PRICED TO SELL!

New Horizons Estate Agents are pleased to offer this excellent opportunity to purchase a nearly new detached home located on a popular modern development in a picturesque location in Merthyr Vale which is ideally located within a few minutes walk of the local train station.

The accommodation comprises of entrance hallway with storage, lounge, open plan kitchen/dining room, ground floor WC, three bedrooms with master en-suite, first floor master bedroom, double glazing, gas central heating, gardens and off road parking.

New Home, New Adventures, New Horizons!

Tel: 01443 555596 Email: sales@nhea.co.uk

ENTRANCE

Via obscured double glazed door.

HALLWAY

Plastered ceiling, plastered walls, storage cupboard, wood effect flooring, radiator, stairs to first floor, doors to all ground floor rooms.

LOUNGE 17'1" x 8'8" (5.23m x 2.66m)

Front and side facing double glazed windows, plastered ceiling, plastered walls, radiator.

KITCHEN/DINING ROOM 17'1" x 10'0" (5.23m x 3.06m)

Front facing double glazed window, side facing double glazed French doors and window, plastered ceiling with spot lights, plastered walls, light grey high gloss finish kitchen with white wood effect work surfaces and upstands, integrated electric oven and gas hob with stainless steel chimney style hood, integrated fridge freezer, integrated dishwasher, stainless steel bowl & 1/2 sink unit with drainer and mixer tap, plumbing for washing machine, space for dining table, continuation of wood effect flooring, radiator.

WC

Plastered ceiling, plastered walls with tiled splash backs, white suite comprising of back to wall WC and wall mounted wash hand basin with mixer tap and pop up waste, extractor, radiator.

STAIRS/LANDING

Plastered ceiling, plastered walls, storage cupboard, doors to all rooms.

BEDROOM ONE 12'7" x 8'8" (3.85m x 2.66m)

Front and side facing double glazed windows, plastered ceiling, plastered walls, radiator, door to:-

EN SUITE 8'8" x 4'4" (2.66m x 1.33m)

Plastered ceiling, plastered walls with tiled splash backs, white suite comprising of back to wall WC, floating wash hand basin with mixer tap and pop up waste, shower cubicle with electric shower, wood effect flooring, radiator, extractor.

BEDROOM TWO 10'0" x 9'10" (3.05m x 3.00m)

Front facing double glazed window, plastered ceiling, plastered walls, radiator.

BEDROOM THREE 10'0" x 7'1" (3.05m x 2.16m)

Side facing double glazed window, plastered ceiling, plastered walls, radiator.

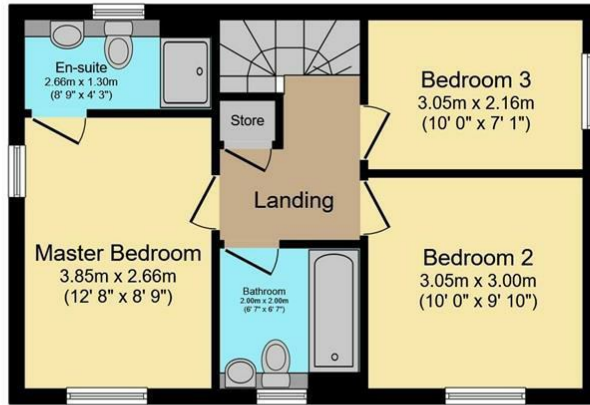
BATHROOM 6'6" x 6'6" (2.00m x 2.00m)

Front facing obscured double glazed window, plastered ceiling with spot lights, plastered walls with tiled splash backs, white suite comprising of back to wall WC, floating wash hand basin with mixer tap and pop up waste, panel bath with mixer tap, pop up waste and shower attachment, wood effect flooring, chrome towel radiator, extractor.

Floor Plan



Ground Floor

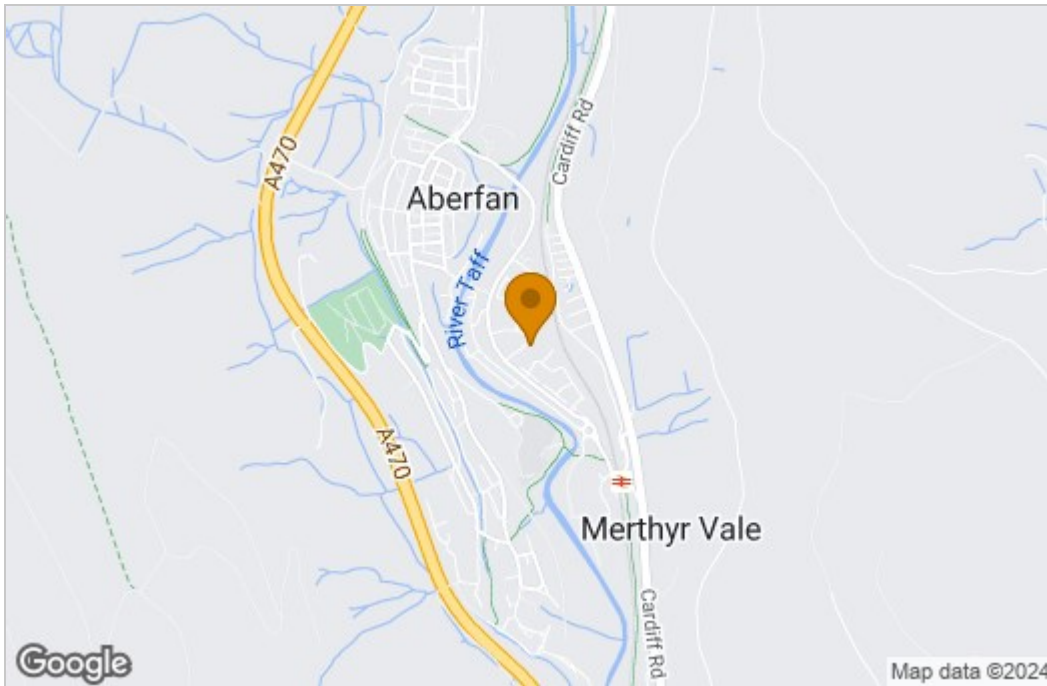


First Floor

Total floor area 82.8 m² (891 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). Plan produced for Purplebricks. Powered by www.focalagent.com

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 of representation 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.