



Tre Ifor, Llwydcoed

For Sale

Offers invited £135,000



**3 BEDROOM SEMI-DETACHED
LOCATED ON CUL DE SAC
DESIRABLE LOCATION**



3



1



2



Property Description

T.Samuel estate agents are pleased to bring to market this well presented 3-bedroom semi-detached property situated in the sought-after area of Tre-lfor, Llwydcoed. Modern throughout, the property boasts a spacious lounge with a large bay window, allowing plenty of natural light to flood the room. The generous dining room is perfect for family gatherings, while the lovely kitchen, with its cream and wooden accents, offers a stylish yet functional space. The bathroom is equally impressive, featuring marble-style panelled walls for a touch of luxury.

Upstairs, there are three very good-sized bedrooms, providing ample space for a growing family or guests. Outside, the property benefits from an expansive garden with side access, offering plenty of potential for outdoor living. Located in a peaceful cul-de-sac, the property offers privacy and tranquility, with Merthyr just over the mountain and Aberdare right on your doorstep, it makes the perfect balance of quiet living and convenience.

This is a fantastic opportunity to secure a home in a highly desirable location!

FRONT GARDEN

Front gate open to patio area surrounded by hedges which provide privacy. Side access to rear garden.



ENTRANCE HALLWAY .

UPVC front door open to hallway. Emulsion walls and ceiling. Wooden style laminate flooring. Radiator. Door to lounge. Stairs to first floor.



LOUNGE 4.20 x 3.91

Emulsion walls and ceiling. Wooden style laminate flooring. Large bay window to front. Cream electric fireplace as centre piece. Radiator. Power points.



DINING ROOM 5.16 x 2.80

Emulsion walls and ceiling. Wooden style laminate flooring. UPVC window to side. Radiator. Power points. Door to kitchen.



KITCHEN 3.37 x 2.28

Emulsion walls. Emulsion ceiling with spotlights. Dark marble effect tiles on floors. Dark brown wood effect and cream cabinetry with dark marble effect counter tops. Oven and hob. Plumbed for washing machine. Tower radiator. Kitchen sink. Power points. UPVC window to rear. Door to passage which leads to bathroom and rear garden.

**BATHROOM** 2.42 x 1.63

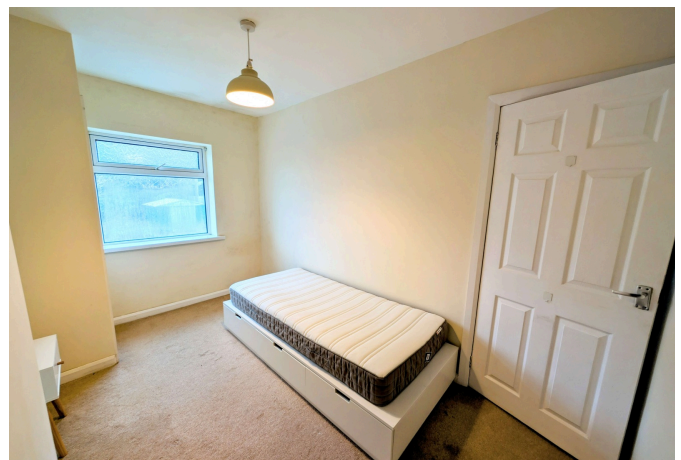
Marble effect panelled walls. UPVC cladded ceiling. Light grey marble tiled floor. 3 piece suite comprising of toilet, handbasin unit and bathtub with overhead shower. Extractor fan. UPVC window to rear.

**BEDROOM 1:** 3.87 x 3.00

Emulsion walls and ceiling. Cream carpeted flooring. UPVC window to front. Radiators. Power points. Storage units. Built in storage area.

**BEDROOM 2** 3.75 x 2.44

Emulsion walls and ceiling. Cream carpeted flooring. UPVC window to rear. Radiators. Power points. Storage cupboard housing boiler.



BEDROOM 3 2.85 x 2.64

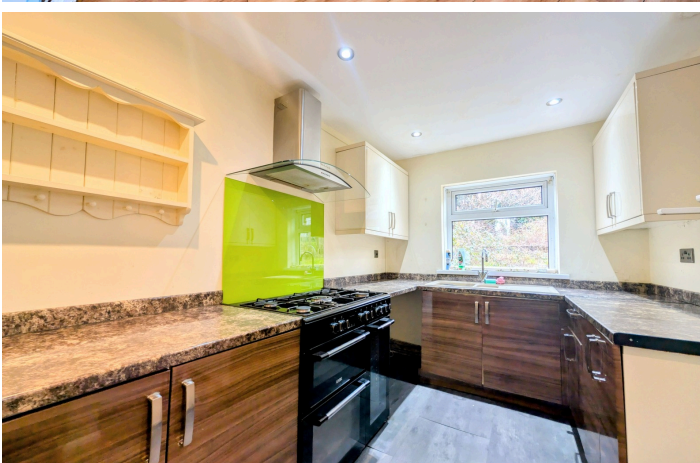
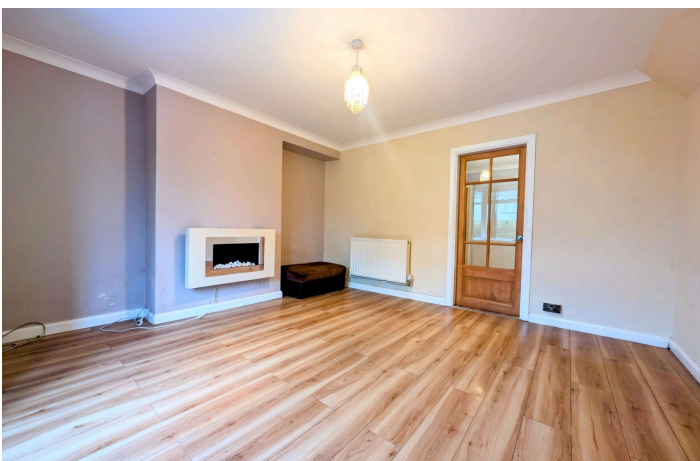
Emulsion walls and ceiling. Cream carpeted flooring. UPVC window to rear. Radiators. Power points.



REAR GARDEN

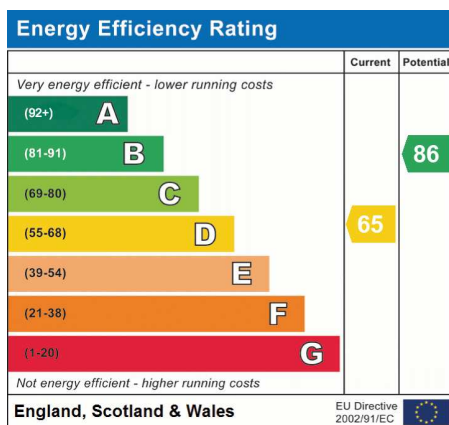
Expansive lawn area with storage shed. Patio area. Side access.





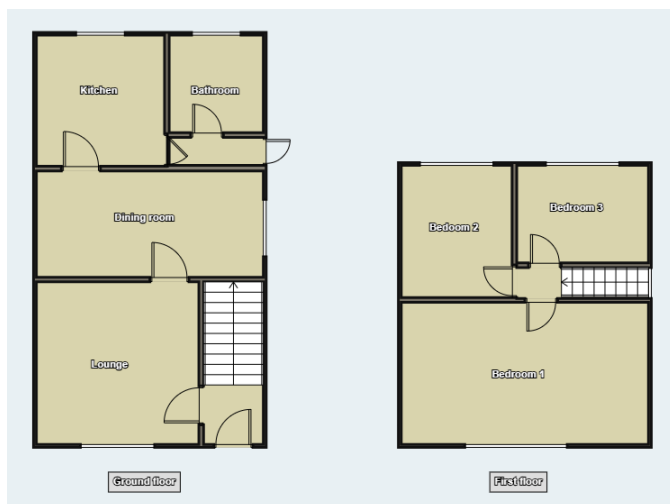


EPC



Address: Tre Ifor, Llwydcoed

Floor Plan



Misdescriptions Act 1991

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Data Protection Act 1998

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