



25 River Avenue | Trelewis | Treharris | CF46 6EF

REDROW HOME * FOUR DOUBLE BEDROOMS * MASTER ENSUITE * FITTED WARDROBES * UTILITY ROOM * GARAGE * GENEROUS, RECENTLY LANDSCAPED GARDEN * FULLY INTEGRATED KITCHEN APPLIANCES * NO CHAIN. Situated on a corner plot, four double bedrooms and beautiful family friendly garden. You must view!

Offers In Region Of £310,000

- Four Double Bedrooms
- Lounge
- Kitchen/Diner With Appliances
- Utility Room
- Generous Landscaped Garden



Property Description

HALL

Stairs to first floor. Door to lounge.

LOUNGE

15' 8" x 11' 1" (4.80m x 3.38m) Nicely sized family lounge.

Window to front. Carpeted floor. Feature papered wall.

Radiator.

KITCHEN/DINER

17' 6" x 9' 6" (5.34m x 2.90m) Stylish, open plan kitchen/diner fitted with gloss finished wall & base units. Wood block work surfaces over with inset sink & drainer. Tiled splash backs.

Integrated appliances; fridge/freezer, oven, hob with extractor over, microwave and dishwasher. Tiled floor & splash backs.

French doors and window to rear garden. Doors to lounge, under stairs storage and utility room. Radiator.

UTILITY ROOM

6' 2" x 6' 0" (1.88m x 1.84m) Perfectly situated off the kitchen.

Additional work surface space with inset sink & drainer.

Plumbing and space for washing machine & dryer. Doors to rear garden & WC. Radiator. Wall mounted boiler enclosed in cupboard.

WC

6' 2" x 3' 1" (1.88m x 0.95m) Fitted with WC & wash basin.

Tiled floor. Window to side. Radiator.

TO THE FIRST FLOOR

LANDING

Gives access to four bedrooms, bathroom, airing cupboard and loft with drop down ladder.

MASTER BEDROOM

12' 9" x 11' 1" (3.90m x 3.38m) Spacious main bedroom with two fitted double wardrobes. Carpeted floor. Papered feature wall. Window to front. Radiator. Door to en-suite.

EN-SUITE

5' 7" x 5' 6" (1.72m x 1.68m) Suite comprises; walk-in shower, WC & wash basin set in vanity unit. Window to front. Towel radiator. Tiled floor & splash backs.

BEDROOM TWO

10' 9" x 8' 10" (3.30m x 2.70m) Double bedroom. Fitted with triple wardrobe. Carpeted floor. Window to rear. Radiator.

BEDROOM THREE

12' 4" x 8' 7" (3.76m x 2.62m) Double bedroom. Carpeted floor. Window to rear. Radiator.

BEDROOM FOUR

12' 3" x 9' 6" (3.75m x 2.90m) Double bedroom. Carpeted floor. Window to front. Radiator.

BATHROOM

8' 11" x 5' 11" (2.72m x 1.82m) Family suite comprising; bath tub with shower over, WC & wash basin. Tiled floor & splash backs. Window to rear. Towel radiator.

TO THE OUTSIDE

TO THE FRONT

Double driveway. Lawn and bin storage area to side.

TO THE REAR

Recently landscaped garden, a real wow factor of this home. Large patio seating area to ground level. Step up onto a generous artificially turfed play area. Path to front driveway.

GARAGE

18' 10" x 9' 6" (5.75m x 2.92m) Single garage. Ideal for storage, parking, gym or conversion STP. Light & power.

In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate.

INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.





Tenure

Freehold

Council Tax Band

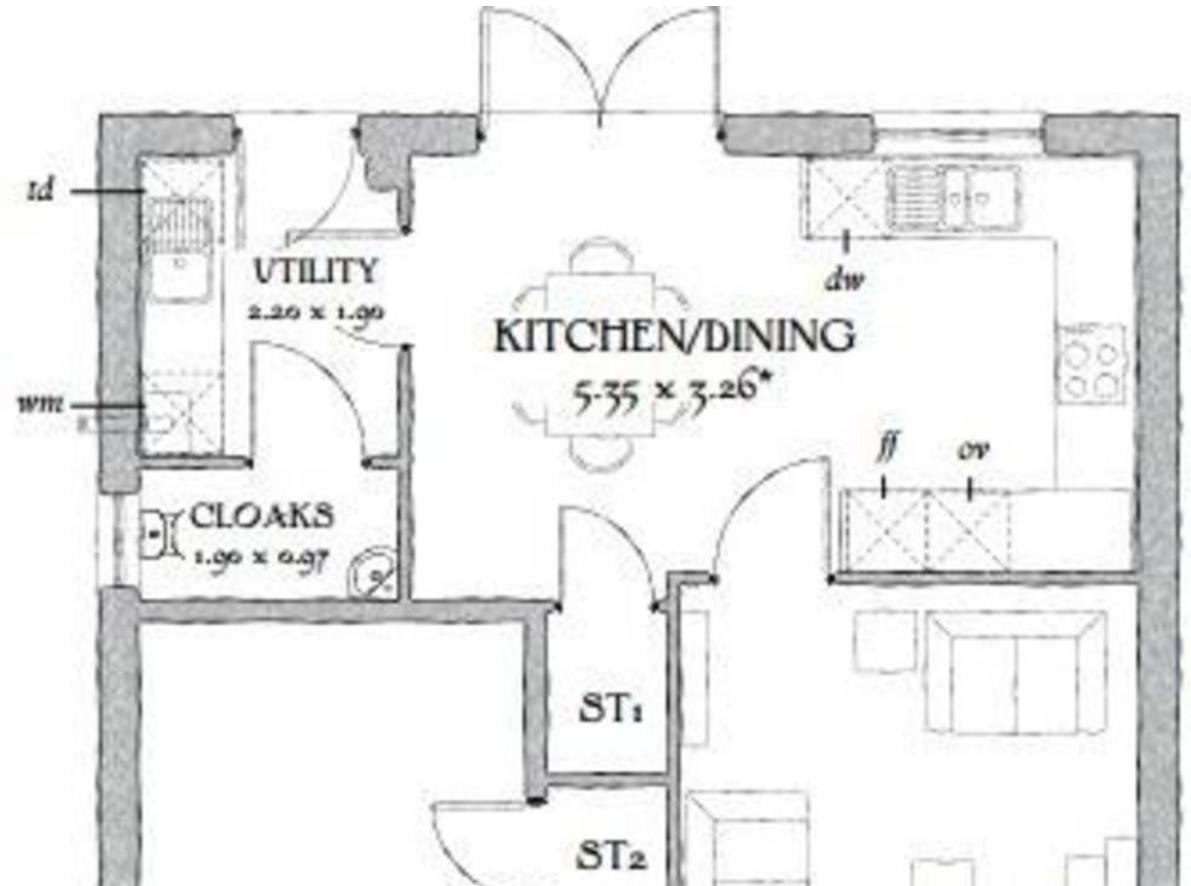
Viewing Arrangements

Strictly by appointment

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