



### 3 Oaklands Terrace | | Treharris | CF46 5RG

NO ONWARD CHAIN \* MAKE THIS HOUSE YOUR OWN \* SUBSTANTIAL LIVING AND KITCHEN AREAS \* OPEN PLAN LIVING \* UTILITY ROOM \* LARGE FAMILY BATHROOM \* GARAGE TO REAR. Situated on a popular street just off the centre of Treharris, a must be seen home offering superb potential to improve!

**£145,000**

- Large family home
- Spacious open plan living
- Large kitchen/diner
- Garage
- Large family bathroom



## Property Description

### HALLWAY

Large welcoming hallway. Stairs to first floor. Door to lounge & kitchen. Radiator.

### LOUNGE/DINER

22' 3" x 13' 3" (6.80m x 4.05m) Spacious family room with lounge & dining room. Bay window to front. Carpeted floor. Two radiators. Door to utility room.

### KITCHEN/DINER

24' 9" x 8' 5" (7.55m x 2.58m) Large open plan kitchen/diner. Fitted with light wood wall & base units. Work surfaces over with inset sink & drainer. Electric cooker to stay. Tiled floor & splash backs. Windows to side & rear. Chrome towel radiator. Door to utility room.

### UTILITY ROOM

7' 10" x 7' 4" (2.41m x 2.26m) Space for washing machine &

tumble dryer. Opening to WC. Radiator. Door to rear garden.

### WC

4' 9" x 2' 6" (1.47m x 0.77m) Fitted with WC & wash basin.

### TO THE FIRST FLOOR

### LANDING

Gives access to three bedrooms and bathroom. Loft hatch.

### BEDROOM ONE

12' 4" x 9' 7" (3.77m x 2.93m) Double bedroom. Laminate floor. Window to front. Radiator.

### BEDROOM TWO

10' 9" x 9' 7" (3.30m x 2.93m) Double bedroom. Laminate flooring. Window to rear. Radiator.

### BEDROOM THREE

9' 3" x 7' 1" (2.84m x 2.18m) Comfortable single bedroom. Laminate floor. Window to front. Radiator.

### BATHROOM

12' 0" x 7' 8" (3.66m x 2.34m) Spacious family bathroom comprising; bath tub with electric shower over, WC & wash basin. Vinyl flooring. Tiled walls. Window to rear. Fitted cupboards housing combi boiler. Radiator.

### TO THE OUTSIDE

### TO THE FRONT

Step up to courtyard seating.

### TO THE REAR

Courtyard area. Steps up to patio seating areas. Gate to rear lane.

## GARAGE

Concrete panel garage ideal for parking or storage.

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

## Contact Details

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