



## 22 Pritchard Street | | Treharris | CF46 5HS

GET ON THE LADDER \* PERFECT FIRST HOME \* GARAGE TO REAR \* NICELY SIZED KITCHEN \* OPEN PLAN LIVING \* THREE BEDROOMS \* STYLISH NEWLY UPDATED BATHROOM \* LOW MAINTENANCE GARDEN \* GREAT VIEWS ACROSS VALLEY! With no onward chain, must be viewed if you're looking to get on the property ladder, great first home.

## Offers In Excess Of £120,000

- No chain
- Garage
- Open plan living
- Stylish new bathroom
- Low maintenance gardens



## Property Description

GUIDE PRICE £120,000-£125,00

### HALL

8' 11" x 324' 9" (2.73m x 099m) Laminate flooring. Door to lounge/diner.

### LOUNGE/DINER

20' 5" x 13' 9" (6.24m x 4.21m) Generously sized, open plan lounge/diner. Laminate flooring. Window to front. Under stairs storage. Two radiators. Doors to kitchen & WC. Stairs to first floor.

### KITCHEN

9' 10" x 9' 4" (3.00m x 2.86m) Nicely sized kitchen finished with shaker style wall & base units. Work surfaces over with inset sink & drainer. Integrated oven and hob with extractor over. Tiled splash backs. Plumbing for washing machine. Breakfast bar seating area. Door & window to rear garden.

Radiator.

### WC

6' 2" x 2' 7" (1.89m x 0.80m) Suite comprising; WC & wash basin. Window to rear. Radiator.

### TO THE FIRST FLOOR

#### BEDROOM ONE

11' 3" x 7' 4" (3.44m x 2.24m) Double bedroom. Carpeted floor. Window to front. Radiator.

#### BEDROOM TWO

9' 8" x 6' 4" (2.96m x 1.95m) Carpeted floor. Window to front. Radiator.

#### BEDROOM THREE

8' 10" x 5' 7" (2.70m x 1.71m) Small child's room or perfect home office. Carpeted floor. Window to rear. Radiator.

### BATHROOM

7' 7" x 4' 10" (2.33m x 1.49m) Stylish new bathroom suite updated in 2020. Bath tub with shower over, WC & wash basin. Tiled floor & splash backs. Towel radiator. Spot lighting. Extractor fan.

### TO THE OUTSIDE

#### TO THE FRONT

Great outlook over valley from this end of terrace home.

#### TO THE REAR

Low maintenance garden laid with artificial turf and patio seating area. Raised decked bench seating. Great outlook across the valley.

## GARAGE

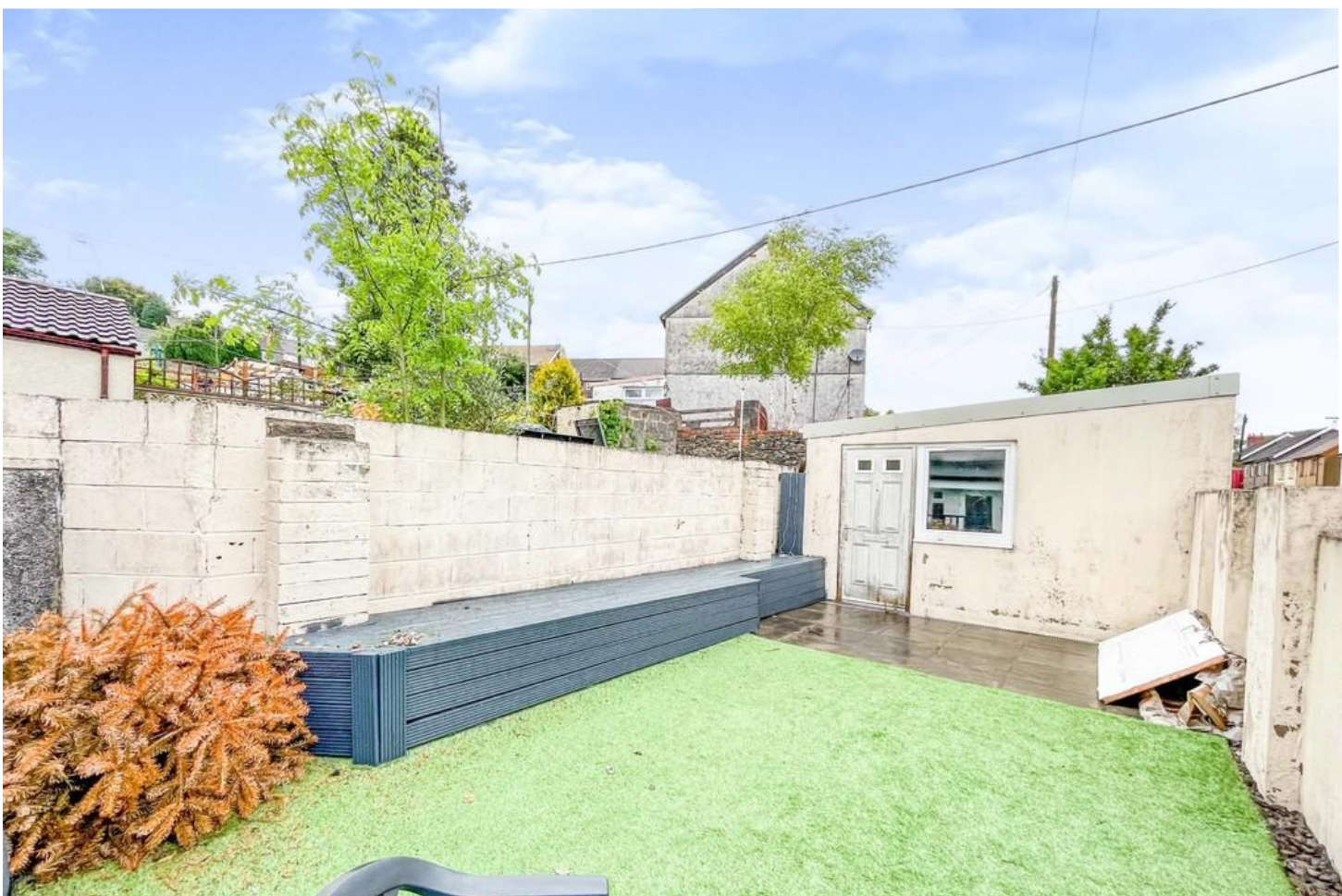
14' 9" x 12' 9" (4.50m x 3.90m) Good size double garage accessed via electric roller shutter door. Door to garden. Power & light.

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

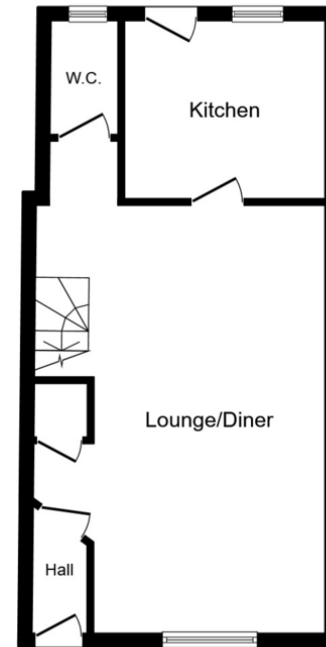
## Viewing Arrangements

Strictly by appointment

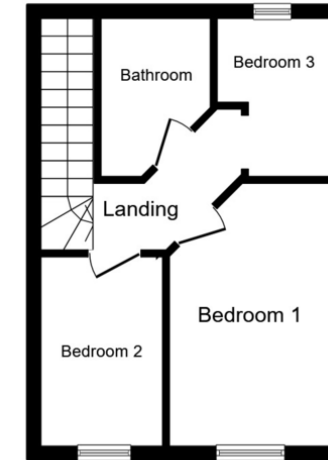
## Contact Details

22 Penallta Road  
Ystrad Mynach  
Hengoed  
Mid Glamorgan  
CF82 7AP

[www.lucasesstates.net](http://www.lucasesstates.net)  
[info@lucasesstates.net](mailto:info@lucasesstates.net)  
01443 862862



**Ground Floor**



**First Floor**

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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements