



Goitre Coed Road | | Treharris | CF46 5BB

LARGE, QUIRKY FAMILY BUNGALOW * FOUR BEDROOMS * EXTENSIVE GROUNDS TO THE REAR * OPEN PLAN LOUNGE/DINER * MODERN KITCHEN * DRIVEWAY & GARAGE * CONSERVATORY. Set in a quiet yet popular road in Treharris is this quirky family home that simply must be seen!

£325,000

- Large family bungalow
- Extensive gardens
- Four bedrooms
- Garage & parking
- Modern kitchen



Property Description

HALLWAY

Door to lounge/diner. Stairs to first floor.

CONSERVATORY

18' 8" x 7' 6" (5.71m x 2.30m) Nicely sized conservatory at the front of the property, used for access by the owners. Base units, work surface and inset sink with drainer. Plumbing for washing machine. Doors to lounge/diner & kitchen. Radiator.

LOUNGE/DINER

26' 0" x 14' 0" (7.94m x 4.28m) Open plan and spacious living/dining room. Two windows to front. Carpeted floor. Space for 6 seater dining table. Feature fireplace with inset gas fire in lounge. Steps to kitchen. Door to hall.

KITCHEN

14' 5" x 11' 10" (4.40m x 3.61m) Modern kitchen fitted with gloss wall & base units. Work surfaces over with inset double sink & drainer. Ranges cooker with extra hood over to stay. Plumbing for dishwasher. Space for two fridges/freezers. Tiled floor.. Boiler enclosed in wall unit. Door to conservatory. Stairs to upper first floor. Window to side.

TO THE FIRST FLOOR

LANDING

Doors to two bedrooms, bathroom and two storage cupboards.

BEDROOM ONE

12' 5" x 9' 8" (3.80m x 2.95m) Double bedroom. Carpeted floor. Window to rear. Wardrobes & dressing table to stay. Radiator.

BEDROOM TWO

9' 8" x 8' 8" (2.95m x 2.66m) Double bedroom. Carpeted floor. Window to rear. Radiator.

BATHROOM

8' 8" x 6' 3" (2.65m x 1.92m) Spacious suite comprising; bath tub, walk-in shower, WC, wash basin & bidet. Window to rear. Tiled floor & walls. Towel radiator. Fitted wall units.

UPPER FIRST FLOOR LANDING

Doors to two bedrooms and shower room. Door to loft space.

BEDROOM THREE

14' 0" x 9' 6" (4.28m x 2.90m) Double bedroom. Fitted wardrobe & dresser. Carpeted floor. Radiator. Window to front enjoying lovely views across the valley.

BEDROOM FOUR

10' 10" x 9' 5" (3.32m x 2.88m) 'L' shaped double bedroom. Carpeted floor. Fitted wardrobe & dresser. Window to front enjoying lovely views across the valley. Radiator.

SHOWER ROOM

8' 8" x 2' 9" (2.65m x 0.86m) Convenient suite for this level servicing two bedrooms. Suite comprising; walk-in shower, WC & wash basin. Tiled floor & walls. Window to side.. Velux window. Fitted storage cupboard. Spotlighting.

TO THE OUTSIDE

To the front
Access to parking and single garage. Paths to rear garden. Level lawn area overlooking the valley.

To the rear

An extensive rear garden giving you your very own nature walk on your back door! Make sure you watch the video tour for a full view! The garden offers varying levels and is well planted and cared for with fruit & veg crops by the current owners. To the top tier is an elevated area for lawn offering brilliant views over the valley!

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

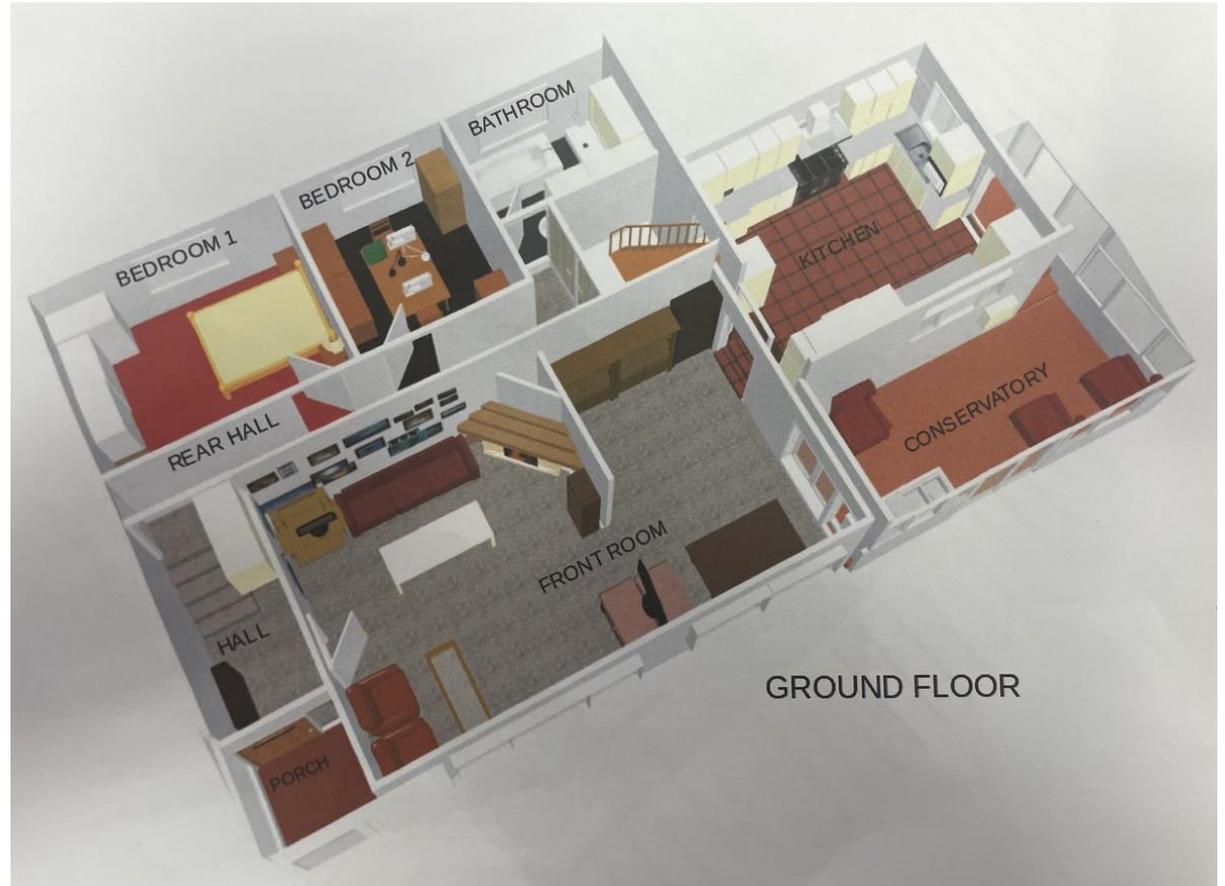
Viewing Arrangements

Strictly by appointment

Contact Details

22 Penallta Road
Ystrad Mynach
Hengoed
Mid Glamorgan
CF82 7AP

www.lucasesstates.net
info@lucasesstates.net
01443 862862



%epcGraph_c_1_349%

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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