

Estate Agents | Property Management | Mortgage Specialists







# 4 | Edwardsville | Treharris | CF46 5NH

LARGE FAMILY HOME \* OFFERING SUPERB POTENTIAL TO IMPROVE \* SPACIOUS THROUGHOUT \* COULD BE MADE INTO FOUR BEDROOMS \* 2-3 RECEPTION ROOMS \* DOUBLE GARAGE TO REAR \* NO ONWARD CHAIN \* HIGHLY SOUGHT AFTER VILLAGE LOCATION. Endless potential with this spacious property requiring modernisation, simply must be seen!

# £170,000

- Large home
- No chain
- Great potential
- Double garage
- Popular location







## **Property Description**

HALL

Stairs to first floor

### LOUNGE

14' 4" x 10' 1" (4.38m x 3.08m) Spacious lounge. Bay window to front. Carpeted floor. Radiator.

### **DINING ROOM**

 $12' \, 5'' \, x \, 10' \, 9'' \, (3.80 \, m \, x \, 3.28 \, m)$  Large additional living/dining room. Windows to side & rear. Radiator.

### **RECEPTION**

 $13' \ 1'' \ x \ 9' \ 10'' \ (4.00 \ m \ x \ 3.00 \ m)$  Additional sitting room. Door to kitchen and bathroom. Radiator.

#### **KITCHEN**

14' 0" x 5' 8" (4.28m x 1.73m) Fitted with wall & base units. Work surfaces. Door to rear garden. Radiator.

## **BATHROOM**

11' 2" x 4' 0" (3.41m x 1.22m) Suite comprising Bath tub, electrical shower over & W.C. Radiator.

#### TO THE FIRST FLOOR

#### **BEDROOM ONE**

17' 6" x 12' 5" (5.34m x 3.80m) Large double bedroom. Carpeted floor. Two windows to rear. Radiator.

#### **BEDROOM TWO**

11' 5" x 9' 11" (3.48m x 3.04m) Double bedroom. Combination boiler. Window to rear. Radiator.

#### **BEDROOM THREE**

 $12' \ 1'' \ x \ 10' \ 0'' \ (3.70 \ m \ x \ 3.07 \ m)$  Currently fitted with kitchen units but could be used as bedroom three. Window and door to rear. Radiator.

## **BATHROOM**

6' 5" x 5' 0" (1.98m x 1.53m) Fitted with; bath tub with electric shower over, WC & wash basin. Vinyl floor. Window to side. Radiator.

## TO THE OUTSIDE

#### TO THE FRONT

Forecourt area. Path to side & rear.

### TO THE REAR

Generous garden offering great potential.

#### GARAGE

Large garage accessed from rear lane.

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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

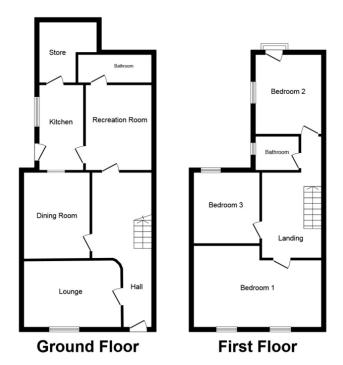
# Viewing Arrangements

Strictly by appointment

## **Contact Details**

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