



3 Edwards Terrace | Trelewis | Treharris | CF46 6AR

SPACIOUS THREE STOREY, THREE DOUBLE BEDROOM HOME * UNIQUE LOCATION WITH EXCELLENT VIEWS TO REAR * STUNNING KITCHEN/DINER * LARGE, STYLISH FAMILY BATHROOM * GROUND FLOOR WC * OFF ROAD PARKING TO REAR. Brilliant, spacious family home set over 3 levels with amazing views across the valley.

£175,000

- Three storey home
- Three double bedrooms
- Great views to rear
- Parking to rear
- Stunning kitchen/diner



Property Description

HALL

Stairs to first floor. Door to dining room.

LOUNGE

14' 6" x 12' 3" (4.43m x 3.75m) Good size family space. Window to rear offering a brilliant view across the valley. Laminate flooring. Radiator. Door to WC & stairs to Lower level.

DINING ROOM

13' 8" x 10' 0" (4.18m x 3.06m) Nicely sized space for dining. Open plan with lounge. Laminate flooring. Window to front. Radiator.

WC

7' 4" x 3' 10" (2.26m x 1.18m) Fitted with WC & wash basin. Great potential to add a shower. Carpeted floor. Window to rear. Radiator.

TO THE LOWER LEVEL

KITCHEN/DINER

16' 2" x 11' 1" (4.95m x 3.40m) Stylish kitchen with central dining space. Fitted with modern wall & base units. Integrated base level fridge & freezer. Laminate flooring. Doors to rear garden and inner hall leading to bathroom

INNER HALL

Large fitted storage cupboard. Door to bathroom.

BATHROOM

11' 3" x 9' 0" (3.45m x 2.76m) Simply stunning bathroom suite comprising; bath tub, walk-in shower, WC & wash basin set in vanity unit. Vinyl flooring. Fully clad walls & ceiling. Towel radiator.

TO THE FIRST FLOOR

BEDROOM ONE

12' 7" x 8' 6" (3.86m x 2.60m) Double bedroom. Laminate flooring. Window to front. Radiator.

BEDROOM TWO

11' 0" x 8' 11" (3.36m x 2.72m) Double bedroom. Laminate flooring. Window to rear offering a brilliant view across the valley. Radiator.

BEDROOM THREE

11' 5" x 7' 11" (3.48m x 2.42m) Double bedroom. Laminate flooring. Window to front. Radiator.

TO THE OUTSIDE

TO THE REAR

A unique, westerly facing position offering open views across the valley,. Step out onto a large, level patio to enjoy the

evening sunset! Steps down to lawn and driveway parking accessed from rear lane.

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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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