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**BEST IN POSTCODE  
WINNER 2025**

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**3 Tair Y Heol Cottages, Llanfabon Road, Nelson, Caerphilly, CF46 6PJ**

**£465,000**



**PETER MORGAN**



## 3 Tair Y Heol Cottages, Llanfabon Road, Nelson, Caerphilly, CF46 6PJ

### Main Features

- Three storey family home with versatile accommodation and sold with vacant possession
- Four bedrooms
- Lounge / dining room with French doors to garden
- Kitchen / breakfast room
- Bathroom and shower room
- Integral garage
- Gardens to front, side and rear
- Conveniently located in Llanfabon, Nelson, with easy access to the A470 and M4 motorway
- uPVC double glazing and combi gas central heating
- Council Tax Band: F. EPC: C

### General Information

Rare to market self build, four bedroom detached refurbished cottage style home with stone wall boundaries, recently renewed guttering and off road parking.

Conveniently located in Llanfabon, Nelson, with easy access to the A470 and M4 motorway

This home has accommodation comprising ground floor porch, hallway, family bathroom, Lounge/ dining room and kitchen/ breakfast room. First floor landing, Shower room and 4 bedrooms. Lower floor porch and office/ gymnasium. The exterior offers front, side and rear gardens along with integral garage and driveway.

This home benefits from uPVC double glazing and combi gas central heating. Sold with vacant possession.

### GROUND FLOOR

#### Entrance Porch

uPVC double glazed door. Tiled floor.

#### Hallway

Wood effect flooring. Plastered walls and ceiling with coving. Consumer unit. Radiator.

#### Family Bathroom

uPVC double glazed windows to front. 4 piece suite comprising W.C, wash hand basin, bidet and panelled bath with overhead shower. Fully tiled walls. Tiled floor. Plastered walls. Inset ceiling spotlights. Radiator.

#### Lounge/Dining Room

Dual aspect uPVC double glazed windows. uPVC double glazed patio doors to rear. Wood effect flooring. Plastered walls and ceiling with coving. Radiator. Victorian fireplace with wood surround. Chandelier style light fittings.

#### Kitchen/Breakfast Room

uPVC double glazed window to rear. uPVC double glazed patio door. A range of high gloss wall mounted and base units with black granite worktops. Integrated electric oven and hob. Integrated microwave. Tiled floor. Integrated dishwasher and washer / dryer. Free standing fridge freezer.

### FIRST FLOOR

#### Landing

Fitted carpet. Plastered walls and ceiling. Access to attic. Doors to bedrooms and..

#### Shower Room

3 piece suite comprising double shower cubicle with shower and glass doors, wash hand basin housed in vanity base unit and W.C. Fully tiled walls. Plastered ceiling with ceiling spotlights. Tiled floor. Extractor fan. Radiator.

### Bedroom 1

uPVC double glazed window to rear offering tranquil views. Fitted carpet. Built-in wardrobes with mirror fronted sliding doors. Radiator. Plastered walls and ceiling. Radiator.

### Bedroom 2

uPVC double glazed window to front. Plastered walls and ceiling. Radiator.

### Bedroom 3

Double glazed window to rear. Fitted carpet. Plastered walls and ceiling. Radiator.

### Bedroom 4

UPVC double glazed window to front. Plastered walls and ceiling. Fitted carpet. Radiator.

## LOWER FLOOR

### Porch

### Office/Study

uPVC double glazed windows. Suitable for a variety of uses i.e home office / study / playroom/ gymnasium.

## EXTERIOR

### Front Garden

Enclosed front gardens with double gated entrance. Off road parking for numerous cars. Door to versatile home office/study. Additional gated entrance with path leading to front door. Decorative stones with a range of mature shrubs, flowers and plants.

### Integral Garage

Electric up and over garage door. Electric and lighting.

### Rear Garden

Enclosed rear garden backing onto Pantrahethlon Farm. Patio sun terrace leading to area of lawn. A range of mature shrubs, plants and flowers. Outdoor tap. Side access.

### Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at sales@petermorgan.net (fees will apply on completion of the mortgage).

### General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

### Viewings

Strictly By Appointment Only

### Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas

### Current council tax banding

F

### Current heating type

Combi

### Tenure

Freehold















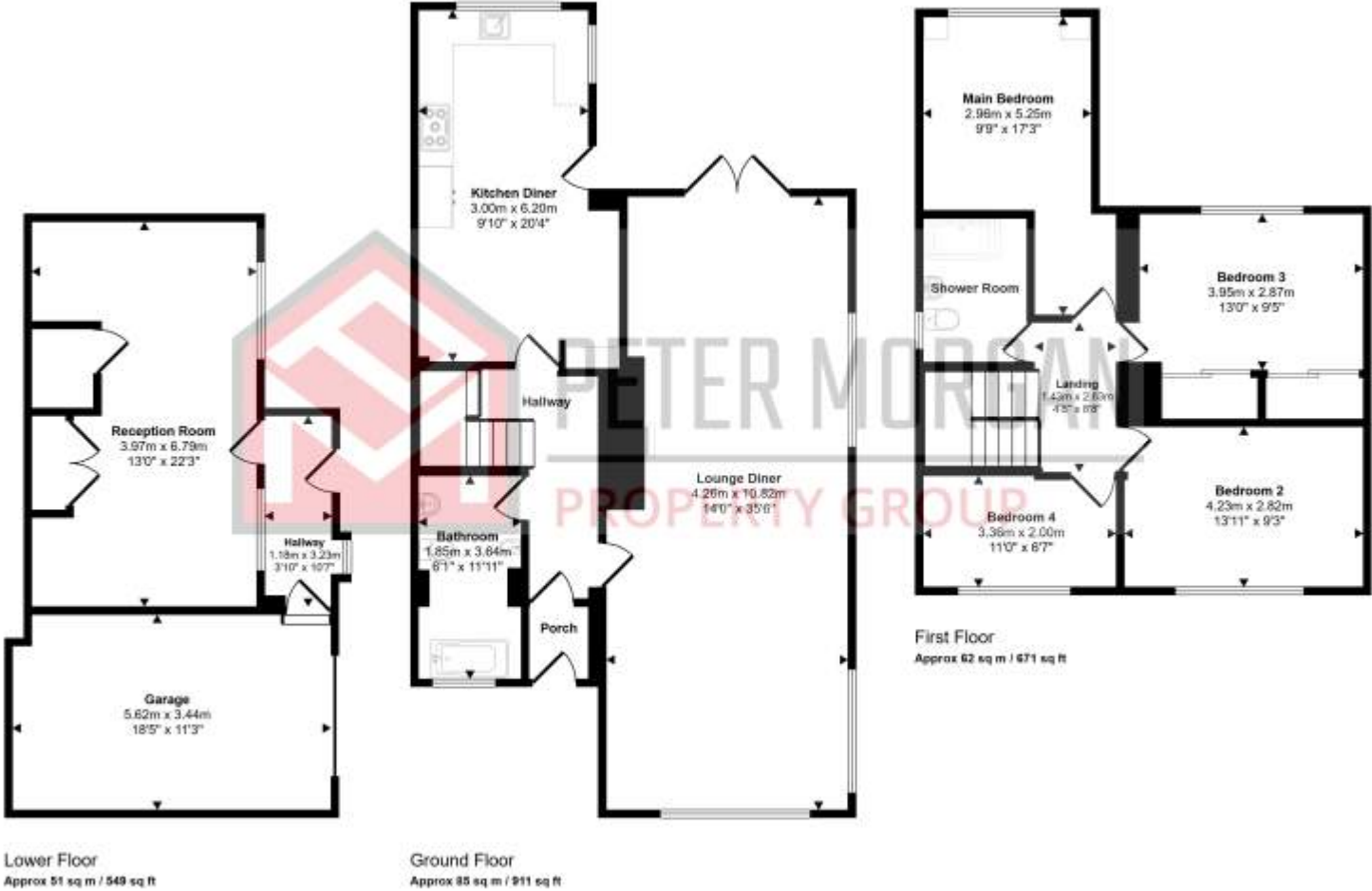








Approx Gross Internal Area  
198 sq m / 2131 sq ft




Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathrooms suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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## Neath Port Talbot Branch

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