

DEREK B PHILLIPS

ESTATE AGENTS

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**51 THE HAWTHORNS,
PANT, MERTHYR TYDFIL CF48 2EJ**



We are pleased to bring to the market this detached modern build property located in the sought after residential area of The Hawthorns. This attractive property sits on a large plot with a 'private' access through gates to a large driveway which provides ample space to park vehicles. There is a huge amount of potential using the space to the rear or side to extend and create a much larger home if desired; The property currently is a spacious 3 bedroom with a garage conversion which creates an additional reception room ideal for 2nd living space, study or children's play room – Having been maintained, recently painted as a 'blank canvas' and undergone some improvements works this is an easy project to bring your own style/deco to make it your own. Expected to be popular: We recommend an early viewing.

- Available for sale with No Onward Chain!
- Detached Property of Modern Build
- Occupies A large Plot with Ground to Front, Side & Rear
- Driveway Access & Ample Parking
- 3 BEDROOMS
- Can Move In – A Blank Canvas to make it your own
- Potential to Extend
- Sought After Location

PRICE £349,950

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ENTRANCE HALL

uPVC double glazed front entrance door, tiled flooring, staircase to first floor.

CLOAKS WC

White suite with wash basin.

LOUNGE 4.3m x 3.3m

Carpeted floor, double glass doors through to dining room, venetian blinds fitted.

DINING ROOM 2.7m x 2.8m

Laminated wooden flooring, uPVC double glazed French doors onto rear with fitted blinds.

KITCHEN 5.2m x 3.4m

(PLUS UTILITY AREA)

White modern fitted units, electric hob and cooker extractor above, integrated oven and microwave, laminated flooring, splashback areas, open divide to utility area. Space for appliances with plumbing for washing machine etc, Rear entrance door.

2ND LIVING/ STUDY 5m x 2.3m

Wood Flooring, venetian blinds fitted.

NUMBER 1 BEDROOM 3.9m x 3m

Laminated flooring, venetian blinds fitted.

NUMBER 2 BEDROOM 3.2m x 3m

Laminated flooring, venetian blinds fitted.

NUMBER 3 BEDROOM 3.4m x 2.2m

Laminated flooring, venetian blinds fitted.

SHOWER ROOM/WC. 2.2m x 1.6m

White suite, corner shower cubicle with electric shower, stainless steel towel radiator.

OUTSIDE

A large enclosed plot overall with "Private" access with just the neighbouring property leading to gated driveway and parking for vehicles.

Raised Garden/ planting areas to front. Side garden and access to both sides of the property.

Good sized rear garden.

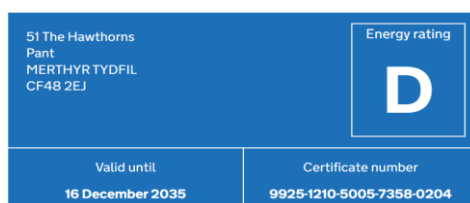
SERVICES

All main services. Gas Central Heating.

uPVC Double Glazing.

TENURE

Advised Freehold. **COUNCIL TAX BAND: E**







GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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