



**Heol Fawr, Nelson, Treharris.
CF46 6NP**

**FOR SALE
£164,995**



- **EN-SUITE**
- **FEATURE LOG BURNING STOVE**
- **VIEWING RECOMMENDED**



2



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Property Description

T Samuel Estate Agents are delighted to offer for sale this charming two-bedroom mid-terraced property, conveniently positioned close to a range of local amenities, including shops and schools. The property also benefits from excellent transport links via the A470, providing easy access towards Cardiff and the surrounding areas.

The property offers a warm and welcoming feel throughout, with the spacious lounge featuring a log-burning stove which creates a cosy focal point and adds plenty of character to the living space. Further benefits include uPVC double glazing and gas combi central heating.

The ground floor accommodation comprises an entrance porch, spacious lounge, kitchen, bathroom and conservatory, providing a useful additional living space overlooking the rear garden.

To the first floor are two well-proportioned bedrooms, with the principal bedroom enjoying the added benefit of its own en-suite.

Externally, the property features an attractive rear garden with pleasant views beyond, providing a lovely outdoor space to relax and unwind.

With its combination of character, practical living accommodation and convenient location, this property would make an excellent first-time purchase or family home.

Accommodation comprises:

- > Entrance Porch
- > Spacious Lounge with Log-Burning Stove
- > Kitchen
- > Bathroom
- > Conservatory
- > Two Bedrooms
- > En-Suite to Principal Bedroom
- > Rear Garden
- > Pleasant Rear Views

Viewing is highly recommended to fully appreciate the space, character and location this property has to offer.

ENTRANCE PORCH

uPVC front door leading to entrance porch with emulsion and wood panelled walls and emulsion ceiling. Boxed in electric meter, door to lounge.

LOUNGE

6.09 m x 3.82 m

Emulsion walls and ceiling with coving. Laminate floor covering. Feature open fire place housing log burning stove, alcove shelving and storage, radiator, electric power points, stairs to first floor, window to front, door to kitchen.



KITCHEN

3.09 m x 2.04 m

Emulsion walls and ceiling. Vinyl flooring. Tiled splashbacks, fitted wall and base units, gas hob with extractor hood, electric oven, stainless steel sink unit with mixer taps, plumbed for automatic washing machine, electric power points, radiator, electric power points, roof skylight, French doors to conservatory and door to bathroom.

CONSERVATORY

3.64 m x 3.67 m

Carpet as laid, French doors to rear garden.



BATHROOM

2.94 m x 1.36 m

Emulsion and wood panelling to walls, emulsion ceiling with sunken spotlighting. Laminate floor covering. White suite comprising bath with shower above and glass screen, vanity hand basin and w/c. Extractor fan, window to rear.



STAIRS/LANDING

Emulsion walls and ceiling. Carpet as laid. Attic access, doors to bedrooms.

BEDROOM 1 (FRONT)

3.90 m x 2.33 m

Emulsion walls and ceiling with coving. Radiator, electric power points, built in wardrobe, windows x 2 to front.



BEDROOM 2 (MASTER EN-SUITE)

3.99 m x 2.55 m

Emulsion walls and ceiling. Carpet as laid. Radiator, electric power points, window to rear, door to en-suite.



EN-SUITE

1.63 m x 0.91 m

Emulsion walls and ceiling. Laminate floor covering. W/C and hand basin.



OUTSIDE

Flat rear garden with patio area, covered wood store and lawn with far reaching views over the fields and beyond.









EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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