



**Kingfisher Crescent, Merthyr
Vale, Merthyr Tydfil, CF48 4TL.**

FOR SALE
£250,000



- **SOUGHT AFTER CF48 DEVELOPMENT**
- **MODERN DETACHED WITH THREE BEDROOMS**
- **OFF ROAD PARKING AND ENCLOSED GARDEN**



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Property Description

A modern and well-presented three-bedroom detached home, positioned within a popular residential development in the sought-after CF48 area. The property benefits from a convenient and family-friendly setting with excellent access to local shops, schools and everyday amenities. Superb transport links provide easy access to the A470, Merthyr Tydfil town centre and surrounding areas, while nearby parks, countryside walks and the Brecon Beacons offer fantastic opportunities for outdoor leisure.

The accommodation is arranged over two floors and is finished to a high standard throughout, offering bright, spacious and versatile living ideal for modern family life. The property also benefits from a sprinkler system throughout, providing an additional level of safety and peace of mind. The welcoming entrance hall provides access to a comfortable lounge, a contemporary kitchen/dining room with integrated appliances and French doors opening onto the rear garden, as well as a convenient ground floor cloakroom.

To the first floor, the property offers three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom and landing with loft access. Each room is well presented and thoughtfully laid out to maximise space and natural light.

Externally, the property benefits from a small front and side garden which enhances kerb appeal, along with an enclosed side garden featuring a patio seating area with decorative stone borders and a good-sized lawn. A rear driveway provides off-road parking and is accessed via a wooden gate from the garden.

Overall, this is a fantastic opportunity to purchase a modern home that balances style, comfort and practicality, making it an excellent choice for first-time buyers or families looking to settle into a popular and well-regarded development.

ENTRANCE HALL

Entered via an attractive oak-coloured composite front door, the welcoming entrance hall sets the tone for this beautifully presented home. Finished with smooth emulsion walls and ceiling, the space benefits from practical flooring, a radiator, and ample power points. Stairs rise to the first floor, whilst doors provide access to the lounge, kitchen, downstairs cloakroom, and a useful storage cupboard. The hall also houses the electrical consumer unit.

LOUNGE

5.41 m x 2.60 m

A bright and inviting reception room benefiting from dual aspect uPVC double-glazed windows to the front and side elevations, allowing an abundance of natural light to fill the space. Beautifully presented throughout with smooth emulsion walls and ceiling, the room is complemented by attractive laminate flooring and offers ample space for lounge furnishings, creating an ideal setting for both relaxation and entertaining. Additional features include a radiator and ample power points.

DOWNSTAIRS CLOAKROOM

2.14 m x 1.01 m

Conveniently located off the entrance hall, this useful ground floor cloakroom is fitted with a two-piece suite comprising a low-level WC and wash hand basin with tiled splashback. Finished with smooth emulsion walls and ceiling together with practical cushion flooring, the room also benefits from a radiator, providing an ideal facility for guests and everyday family living.



KITCHEN

A contemporary kitchen/dining room fitted with an extensive range of modern grey wall and base units with chrome handles, complemented by matching work surfaces and upstands. Integrated appliances include a fridge/freezer, dishwasher, built-in oven and hob with extractor hood above, together with plumbing for an automatic washing machine. Additional features include under-unit and plinth lighting, a modern sink unit with mixer tap, and the combination boiler discreetly housed within a kitchen unit. The room provides ample space for a kitchen table and chairs, making it ideal for everyday dining and entertaining. Finished with smooth emulsion walls and ceiling with inset spotlights, the room also benefits from radiators and ample power points. A uPVC double-glazed window to the front elevation and French doors with glazed side panels leading to the rear garden allow plenty of natural light to flow throughout the space.

LANDING

A bright and well-presented landing finished with smooth emulsion walls and ceiling, complemented by carpet flooring. The landing provides access to all three bedrooms, a useful storage cupboard, and the loft space. Additional features include power points, adding practicality to this central area of the home.



UPSTAIRS BATHROOM

2.07 m x 1.85 m

Beautifully presented and fitted with a modern three-piece suite comprising a panelled bath with shower mixer taps, low-level WC, and wash hand basin. The room is finished with smooth emulsion ceiling incorporating inset spotlights, complemented by a combination of smooth emulsion and tiled walls. Further benefits include cushion flooring, a chrome heated towel radiator, and a uPVC double-glazed obscured window to the side elevation providing natural light and privacy.



BEDROOM 1

3.88 m x 2.72 m

A spacious and well-presented principal bedroom featuring smooth emulsion walls and ceiling, complemented by carpet flooring. The room benefits from a radiator, ample power points, and uPVC double-glazed windows to the front and side elevations, allowing for plenty of natural light. A door provides access to the en-suite shower room.



ENSUITE

2.58 m x 1.38 m

.A well-appointed en-suite shower room comprising a large shower cubicle, low-level WC, and wash hand basin with tiled splashback. The room is finished with smooth emulsion walls and ceiling, together with cushion flooring. Further benefits include a radiator, providing a practical and neatly presented facility to the principal bedroom.



BEDROOM 2

3.24 m x 2.98 m

A well-proportioned double bedroom finished with smooth emulsion walls and ceiling, complemented by carpet flooring. The room benefits from a radiator, ample power points, and a uPVC double-glazed window to the side elevation, providing a bright and comfortable living space.



BEDROOM 3

3.26 m x 2.16 m

A well-presented bedroom featuring smooth emulsion walls and ceiling, complemented by carpet flooring. The room benefits from a radiator, ample power points, and a uPVC double-glazed window to the side elevation, providing a light and comfortable space suitable for a variety of uses.

EXTERIOR

The property benefits from a small front garden and a side garden area, which enhances the kerb appeal and helps soften the approach to the home, creating an attractive first impression.

To the side of the property is an enclosed garden, offering a good degree of privacy and a well-proportioned outdoor space. The garden features a patio seating area with decorative stone borders, which leads onto a good-sized lawn. A wooden gate provides access to the driveway located to the rear of the property, which offers off-road parking.







EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

FLOORPLAN



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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