

DEREK B PHILLIPS

ESTATE AGENTS

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**3 ELM TREE GROVE, TWYNYRODYN,
MERTHYR TYDFIL, CF47 0LR**



We offer for sale this large 'modern build' detached house located on a popular residential development within the community of Twynnyrodyn, it's close to all amenities including schools and the Town Centre plus easy connections onto the main road network. This is one of the largest built on this particular site, a great Family home! Benefitting from a good sized lounge, a dining room and newly fitted kitchen. Upstairs there are 4 bedrooms, with 2 En-Suites plus a family bathroom. A well maintained property that is simply ready to move in. Front driveway provides parking with an integral garage, at the rear there is a good sized and nicely presented garden over two levels.

- * **LARGE DETACHED HOUSE— MODERN BUILD**
- * **PLEASANTLY SITUATED ON SOUGHT AFTER DEVELOPMENT**
- * **DRIVEWAY PARKING & GARAGE**
- * **4 BEDROOMS * 3 BATHROOMS TOTAL (X2 ENSUITE)**
- * **A PLEASANT POSITION ON A SMALL 'PRIVATE' CLOSE**
- * **WELL MAINTAINED**

PRICE £330,000

ENTRANCE PORCH TO ENTRANCE HALL

Front entrance door, tiled floor, carpeted staircase leading to first floor.

CLOAKS/WC.

Modern white suite with wash hand basin.

LOUNGE 5.8m x 3.1m

Feature bay window, laminated flooring, coving to ceiling.

DINING ROOM 3.3m x 3.3m

Dividing doors, storage cupboard.

KITCHEN/DINER 4.5m x 3.3m

Newly fitted Magnet kitchen with integral fridge/freezer, integral washing machine, plumbing for dishwasher, boiler cupboard, extractor fan, uPVC double glazed French doors leading to rear garden.

NUMBER 1 BEDROOM 4.2m x 4m

EN SUITE SHOWER ROOM/WC. 1.9m x 1.7m

Carpeted floor, fitted Hammonds Bedroom units to bedroom. White suite, tiled walls & floor, shower cubicle with mains shower, chrome towel heater.

NUMBER 2 BEDROOM 3.6m X 3.2m

Fitted Hammonds bedroom units.

ENSUITE SHOWER/WC (Jack & Jill BETWEEN BEDROOMS 2 & 3) 2.2m x 1.4m

White modern suite, fully tiled walls, double cubicle with mains shower, chrome towel radiator.

NUMBER 3 BEDROOM 3.5m x 2.5m

Fitted Hammonds wardrobes.

NUMBER 4 BEDROOM 3m x 2.5m

Carpeted floor.

BATHROOM/W.C. 2.5m x 2.2m

Modern white suite, mains shower over bath with shower screen, tiled splash-back areas.

OUTSIDE

Front rockery garden, driveway parking, integral garage.

Rear garden over two levels. stone chippings area and lawned garden. Various planted trees/shrubs.

SERVICES

All Main Services. Gas Central Heating. uPVC double Glazing. Note Central heating, services & appliances not tested by this office.

TENURE

Advised Freehold.

COUNCIL TAX BAND: E

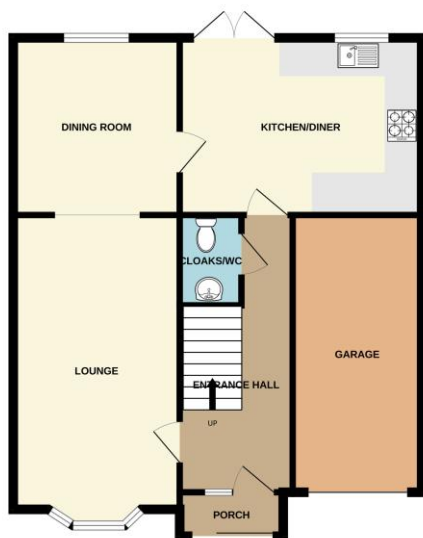
3 Elm Tree Grove MERTHYR TYDFIL CF47 0LR		Energy rating C
Valid until 11 March 2036	Certificate number 8536-2027-1600-0232-0292	



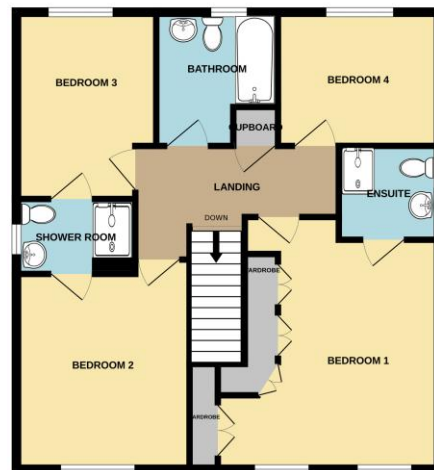




GROUND FLOOR



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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