



2 Primrose Walk | Trelewis | Treharris | CF46 6EZ

WOW FACTOR HOME * PRIVATE DRIVE SETTING * STYLISH OPEN PLAN LIVING/KITCHEN ROOM WITH FOCAL FIREPLACE * SPACIOUS LOUNGE * FITTED WARDROBES * MASTER ENSUITE * GARDEN ROOM * LANDSCAPED FAMILY GARDEN. The features of this home are endless, its a perfect family home!

Guide Price £415,000 – £425,000

- Stunning family home
- Private drive setting
- Beautiful open plan kitchen
- Spacious family lounge
- Fitted wardrobes



Property Description

GUIDE PRICE £415,000 - £425,000

HALLWAY

8' 2" x 6' 9" (2.50m x 2.06m) Welcoming hallway. Stairs to first floor. Doors to lounge, kitchen/diner & WC. Radiator.

LOUNGE

16' 5" x 11' 11" (5.01m x 3.64m) Spacious formal family lounge. Large window to front. Carpeted floor. Radiator.

KITCHEN/DINER/LOUNGE

25' 0" x 13' 3" (7.64m x 4.06m) Beautiful open plan kitchen family room. Fitted with shaker style wall & base units. Work surfaces over with sink & drainer. Integrated appliances; fridge/freezer, oven, hob with extractor over, dishwasher and microwave. Stylish tiled floor & splash backs. Space for 6-8 seater dining table. Family sitting area perfect for two sofas and beautiful media wall focal point with high spec electric fire

inset. Two windows to rear. French doors to rear garden. Doors utility room & to under stairs storage. Spotlighting. Designer radiator.

UTILITY ROOM

6' 4" x 5' 8" (1.94m x 1.75m) Additional work surfaces and base unit. Plumbing and space for washing machine & dryer. Tiled floor. Boiler installed in wall unit. Door to side drive. Radiator.

WC

5' 7" x 4' 1" (1.72m x 1.26m) Suite fitted with WC & wash basin. Tiled floor & splash backs. Window to front. Radiator. Spotlighting.

TO THE FIRST FLOOR

LANDING

Gives access to four bedrooms, bathroom and loft.

BEDROOM ONE

13' 11" x 11' 11" (4.25m x 3.65m) Generously sized master bedroom. Fitted with two double wardrobes. Carpeted floor. Window to front. Radiator. Door to en-suite.

EN-SUITE

8' 3" x 4' 1" (2.53m x 1.25m) Modern en-suite comprising; walk-in shower, WC & wash basin. Tiled floor & splash backs. Window to side. Chrome towel radiator. Spotlighting.

BEDROOM TWO

13' 3" x 9' 2" (4.05m x 2.80m) Double bedroom. Fitted with two double wardrobes. Carpeted floor. Window to front. Radiator.

BEDROOM THREE

11' 0" x 9' 6" (3.36m x 2.92m) Double bedroom. Carpeted floor. Window to rear. Radiator.

BEDROOM FOUR

9' 2" x 7' 5" (2.80m x 2.28m) Comfortable single bedroom or ideal home office. Carpeted floor. Window to rear. Radiator.

BATHROOM

10' 9" x 5' 10" (3.28m x 1.78m) Stylish family suite comprising; bath tub with shower over, WC & wash basin. Tiled floor & splash backs. Window to side. Chrome towel radiator. Spotlighting.

TO THE OUTSIDE

TO THE FRONT

TO THE REAR

Step out onto a patio seating area leading onto artificial turf. Raised decked seating area to side. Private patio seating area to bottom of garden. French doors lead into converted garage

now garden room. Gate to side driveway

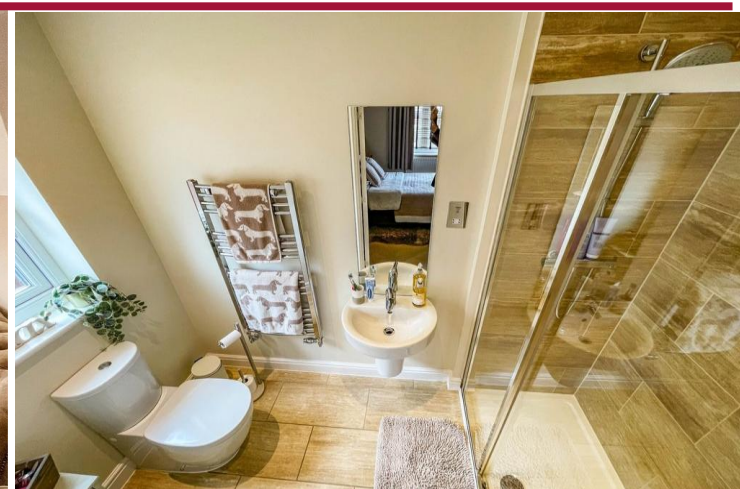
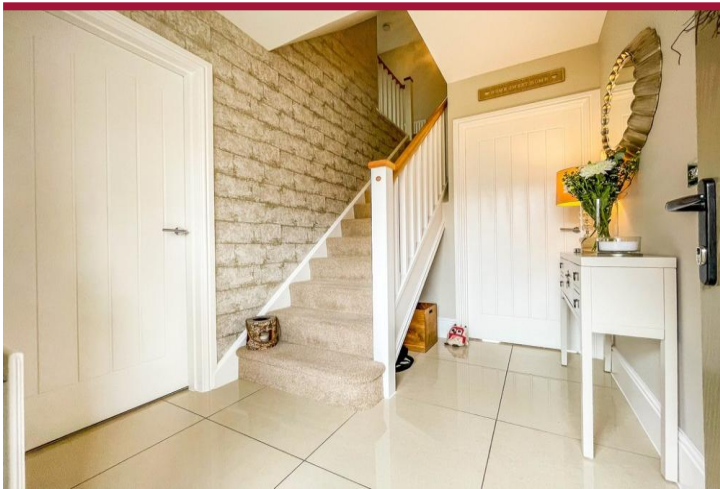
CONVERTED GARAGE/GARDEN ROOM

17' 6" x 8' 6" (5.34m x 2.60m) Brilliantly converted garage into a garden room/entertaining space. Enter via French doors from garden. A spacious room laid with laminate flooring, with under floor heating. Spotlighting. Projector and screen available by separate negotiation.

In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate.

INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.





Tenure

Freehold

Council Tax Band

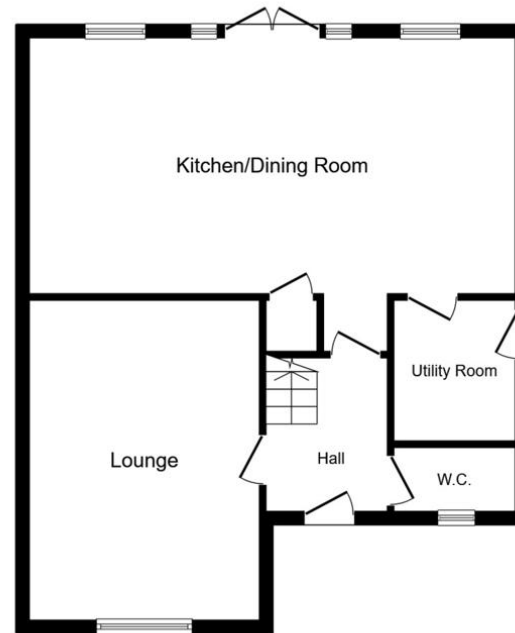
Viewing Arrangements

Strictly by appointment

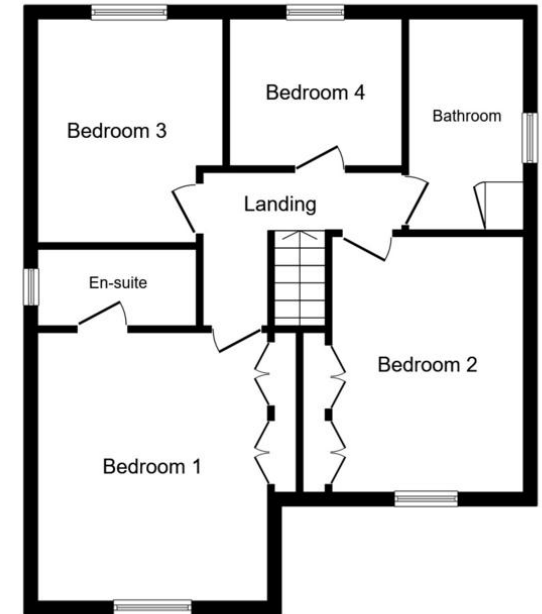
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Ground Floor



First Floor

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements