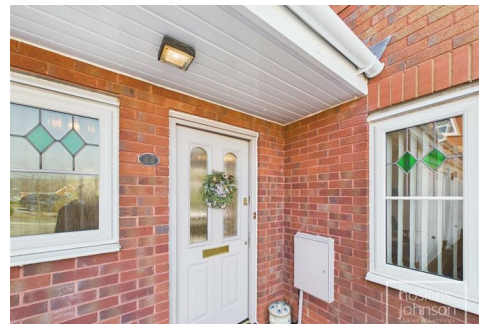




## 22 Heather Court, Treharris, CF46 5RP

### £395,000

Located on this popular development in Heather Court, Treharris, this delightful four-bedroom detached family home is offered with NO CHAIN, and offers a perfect blend of comfort and modern living. The property is well-presented and boasts a spacious lounge, providing ample space for relaxation and entertaining guests.

As you enter, you will be greeted by a fabulous open plan living, kitchen, and dining area that seamlessly flows into the beautifully maintained gardens. This layout is ideal for family gatherings and social occasions, allowing for a warm and inviting atmosphere. The home features an en-suite shower room, a family bathroom, and a convenient ground floor WC, ensuring that all your family's needs are met.

For those with vehicles, the property includes a double drive and a double garage, providing parking for up to four vehicles, which is a rare find in this area. The attractive gardens are a true highlight, featuring a home office, well-kept lawns, a charming pergola, a play area for children, and various seating areas perfect for enjoying the outdoors.

This property is not just a house; it is a family home that offers both space and functionality in a lovely setting. With its excellent amenities and thoughtful design, it is an opportunity not to be missed. Whether you are looking to settle down or invest, this home in Treharris is sure to impress.

## Entrance



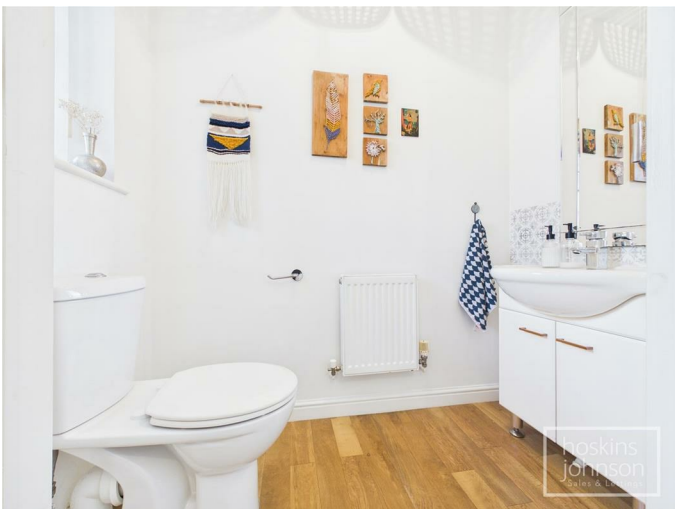
Half glazed entrance door.

## Hallway



Radiator, coved ceiling, staircase to first floor, cloaks cupboard.

## Cloaks/WC



WC, wash hand basin, radiator, double glazed window to front.

## Lounge 15'10" x 11'2" (4.85 x 3.42)



Double glazed bay window to front, double glazed window to side, two radiators, coved ceiling, modern fireplace with electric fire.

## Living/Kitchen/Diner 25'7" x 9'9" (7.80 x 2.99)



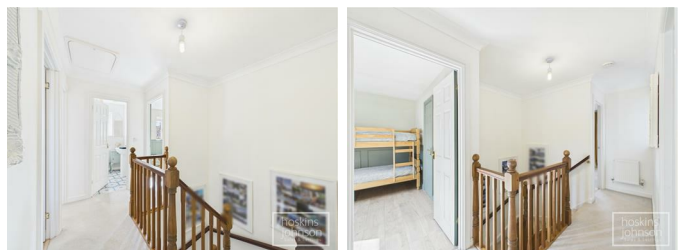
An excellent size family space with a range of modern base and wall cupboards with tiled splash backs and Corian work tops, inset sink and mixer tap, gas hob and electric oven with extractor fan above, integral dishwasher, three radiators, coved ceiling, laminated wood flooring, double glazed french doors leading out to the garden, two double glazed windows to rear.

## Utility Room 7'4" x 5'3" (2.24 x 1.61)



Base storage cupboards, inset sink, space for washing machine and tumble drier, wall mounted gas central heating boiler, half glazed door to side.

## First Floor Landing



Attic access, radiator, coved ceiling, double glazed window to side.

Bedroom 1 15'9" x 11'5" (4.81 x 3.49)



Double glazed window to front, radiator.

En-Suite Shower Room



Tiled shower cubicle, wc, wash hand basin, part tiled walls, radiator, double glazed window to side.

Bedroom 2 10'10" x 10'0" (3.31 x 3.07)



Double glazed window to rear, radiator, laminated wood flooring, airing cupboard.

Bedroom 3 9'6" x 7'8" (2.91 x 2.35)



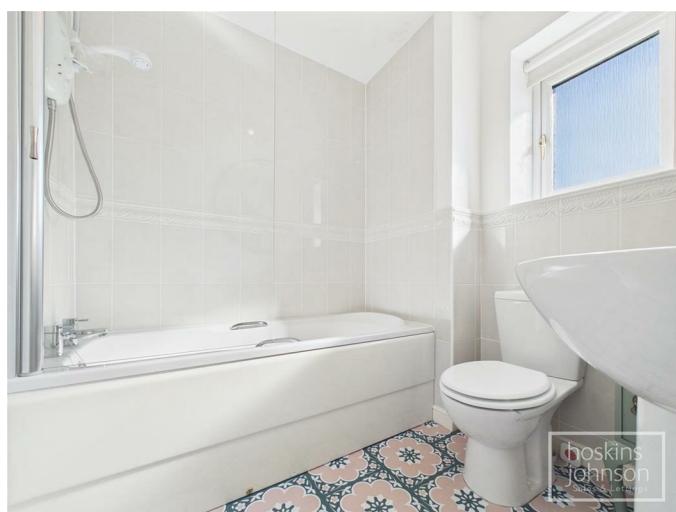
Double glazed window to rear, radiator.

Bedroom 4 9'3" x 6'10" (2.83 x 2.10)



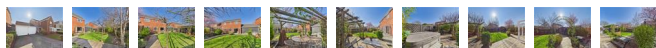
Double glazed window to front, radiator, laminated wood flooring.

Bathroom



Modern white three piece suite comprising panelled bath with electric shower, wc, wash hand basin, part tiled walls, radiator, double glazed window to rear.

## Outside



Lawned front garden with bushes.

Double drive leading to a good size, double garage with power, light and attic storage.

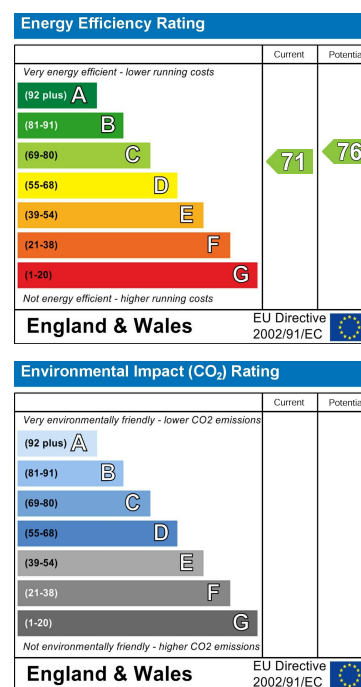
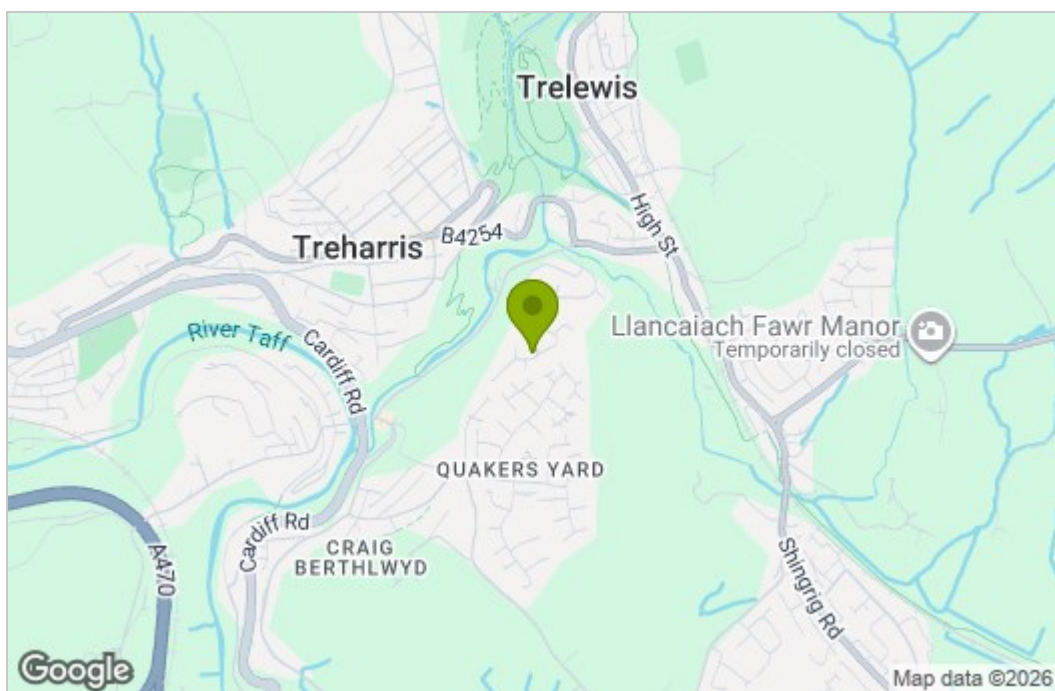
Side access leads into a well presented, mature, flat garden with lawns, paved seating areas, pergola, decked paths, barked play area and home office. - hot tub can be included in the sale if required.

An ideal space for enjoying the sunshine and family activities.

## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.