



£349,995

EPC Rating 'C'

1 The Paddocks
Trelawis
Treharris
CF46 6DQ

MASTER BATHROOM ENSUITE * MASTER DRESSING ROOM * BEAUTIFUL KITCHEN * SPACIOUS LOUNGE * FIVE BEDROOMS * SECLUDED, PRIVATE LOCATION * TWO RECEPTION ROOMS * ADDITIONAL ENSUITE. A superb family home set on a private, no through road amongst similar executive properties.



MASTER BATHROOM ENSUITE * MASTER DRESSING ROOM * BEAUTIFUL KITCHEN * SPACIOUS LOUNGE * FIVE BEDROOMS * SECLUDED, PRIVATE LOCATION * TWO RECEPTION ROOMS * ADDITIONAL ENSUITE. A superb family home set on a private, no through road amongst similar executive properties.

ENTRANCE HALL

15' 11" x 6' 5" (4.86m x 1.98m)

Stairs to first floor. Doors to lounge, kitchen, reception two, WC & meter cupboard. Stylish tile floor.

LOUNGE

22' 11" x 13' 1" (6.99m x 3.99m)

Extremely spacious lounge. Bay window to front, patio doors to rear. Carpeted floor, two radiators. Spotlighting.



KITCHEN/DINER

12' 1" x 23' 3" (3.69m x 7.10m)

Beautiful kitchen/diner. Fitted with an array of white gloss units, straight edge work surfaces with inset sink & drainer. Integrated appliances to include; fridge/freezer, oven, hob & extractor and dishwasher. Breakfast bar seating area. Stylish tile flooring, tile splash backs. Windows to side & rear. Patio doors to rear. Two radiators. Door to utility room. Spotlighting.

UTILITY ROOM

6' 7" x 6' 5" (2.03m x 1.96m)

Additional wall & base units. Work surface with inset sink & drainer. Spotlighting. Integrated tumble dryer. Door to rear garden.



RECEPTION TWO

12' 1" x 10' 6" (3.69m x 3.21m)

Perfect for formal dining room or play room/study. Bay window to front. Carpeted floor, radiator

TO THE FIRST FLOOR

LANDING

Gives access to three bedrooms and bathroom. Storage cupboard in stairs.

MASTER BEDROOM

15' 11" x 12' 2" (4.87m x 3.71m)

Generous bedroom. Carpeted floor. Window to front. Spotlighting. Radiator. Opening to;

DRESSING ROOM

12' 2" x 6' 7" (3.71m x 2.03m)

Excellent space for a walk in wardrobe or dressing area. Door to ensuite.

ENSUITE

12' 0" x 10' 9" (3.67m x 3.30m)

Simply stunning ensuite. Comprising of a Jacuzzi bath tub set in tile surround with step up, walk-in shower,



WC, wash basin & bidet. Tile flooring & walls. Window to rear. Towel radiator & additional. Door to boiler cupboard. Spotlighting.

BATHROOM

6' 7" x 5' 5" (2.01m x 1.66m)

Comprising of bath tub, WC & wash basin. Tiled floor & walls, window to rear. Radiator. Spotlighting

BEDROOM TWO

13' 6" x 13' 1" (4.14m x 4.01m)

Double bedroom. Carpeted floor, window to rear. Radiator. Door to Ensuite.

ENSUITE

6' 5" x 5' 4" (1.98m x 1.64m)

Comprising of walk-in shower, WC & wash basin. Window to front. Radiator.

BEDROOM THREE

10' 11" x 12' 11" (3.33m x 3.95m)

Double bedroom. Carpeted floor, window to rear, radiator.

STAIRS TO SECOND FLOOR

LANDING

Gives access to two bedrooms, shower room and two storage areas.

BEDROOM FOUR

13' 9" x 13' 1" (4.20m x 4.01m)

Velux windows to front & rear. Carpeted floor, radiator. Doing bedroom.

BEDROOM FIVE

12' 2" x 6' 8" (3.71m x 2.05m)

Carpeted floor, window to side, velux window, radiator.

SHOWER ROOM

8' 11" x 6' 7" (2.73m x 2.02m)

Comprising of corner shower unit, WC & wash basin. Tiled floor. Radiator.

TO THE OUTSIDE

To the front

Lawn area, path to front door. Large driveway leading to single garage.

To the rear

Generous garden, finished with a great patio seating area leading onto lawn.

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.

Ystrad Mynach Office

22 Penallta Road
Ystrad Mynach
Hengoed
Mid Glamorgan
CF82 7AP

Contact Us

www.lucasestates.net
info@lucasestates.net
01443 862862

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

