



40 High Street | Nelson | Treharris | CF46 6EU

NO ONWARD CHAIN * SPACIOUS HOME * LARGE FAMILY LOUNGE * MODERN KITCHEN WITH APPLIANCES * OFFICE SPACE * UTILITY ROOM * SUN ROOM * FITTED WARDROBES * LARGE GARAGE & WORKSHOP TO REAR. Situated in a great position just off Nelson village centre with a large garage to rear.

£240,000

- No chain
- Large garage
- Spacious family home
- Fitted wardrobes
- Office area



Property Description

PORCH

4' 7" x 4' 5" (1.40m x 1.35m) Beautifully constructed stone porch. Tiled floor. Radiator. Window to front.. Door to lounge.

LOUNGE

21' 5" x 14' 2" (6.55m x 4.34m) Spacious family lounge with stone chimney breast. Carpeted floor. Two windows to front. Three radiators. Stairs to first floor.

KITCHEN

14' 9" x 9' 10" (4.50m x 3.01m) Modern kitchen fitted with shaker style wall & base units. Work surfaces over with inset sink & drainer. Fitted with oven, gas & induction hobs and deep fat fryer with extractor over. Space and plumbing for washing machine & dishwasher. Tiled floor & splash backs. Large designer radiator. Space for 4-6 seater dining table. Window to rear. Spot lighting.

OFFICE SPACE

9' 10" x 8' 5" (3.01m x 2.57m) Nicely sized office space for home workers. Tiled floor. Radiator. Storage cupboard. Door to utility room.

UTILITY ROOM

6' 9" x 4' 9" (2.08m x 1.45m) Space for dryer. Wall mounted combi boiler. Radiator. Door to sun room.

SUN ROOM

9' 4" x 4' 9" (2.86m x 1.45m) A nice additional seating area to the home with Bifolding doors leading onto the garden. Electric heater and air con unit.

OUTSIDE WC

4' 9" x 5' 5" (1.45m x 1.67m) Fitted with wash basin & WC.

TO THE FIRST FLOOR

LANDING

BEDROOM ONE

11' 10" x 11' 3" (3.61m x 3.44m) Double bedroom. Fitted with large set of wardrobe. Laminate flooring. Window to front. Radiator. Spot lighting.

BEDROOM TWO

10' 9" x 8' 7" (3.28m x 2.62m) Double bedroom. Carpeted floor. Window to front. Radiator. Fitted double wardrobe.

BEDROOM THREE

12' 8" x 9' 11" (3.87m x 3.04m) Double bedroom. Carpeted floor. Two windows to rear. Radiator. Fitted wardrobe space.

SHOWER ROOM

9' 8" x 8' 0" (2.95m x 2.45m) Stylish family suite comprising; large walk-in shower, WC & wash basin. Vinyl flooring. Tiled walls. Window to rear. Towel radiator. Spot lighting.

TO THE OUTSIDE

TO THE REAR

North westerly facing garden enjoying afternoon sun. Step out onto a patio seating area. Original village well situated in garden! Lawn and additional patio seating area. Right of easy access around neighbouring property for access to rear garden.

TO THE FRONT

GARAGE

20' 0" x 11' 3" (6.10m x 3.43m) Spacious garage accessed via electric roller shutter door from rear lane. Power & light. Door to rear garden. Water point.

WORKSHOP

12' 6" x 10' 2" (3.82m x 3.10m) Power & light. Great space for

tool storage or workshop area. Water point.

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

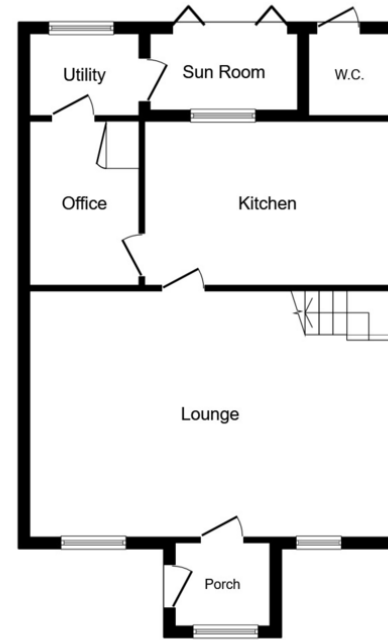
Viewing Arrangements

Strictly by appointment

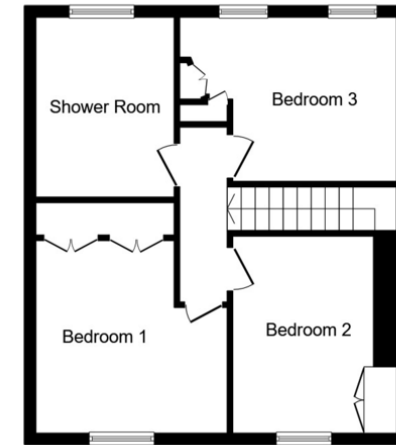
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Ground Floor



First Floor

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