



4 | Edwardsville | Treharris | CF46 5NH

LARGE FAMILY HOME * OFFERING SUPERB POTENTIAL TO IMPROVE * SPACIOUS THROUGHOUT * COULD BE MADE INTO FOUR BEDROOMS * 2-3 RECEPTION ROOMS * DOUBLE GARAGE TO REAR * NO ONWARD CHAIN * HIGHLY SOUGHT AFTER VILLAGE LOCATION. Endless potential with this spacious property requiring modernisation, simply must be seen!

£170,000

- Large home
- No chain
- Great potential
- Double garage
- Popular location



Property Description

HALL

Stairs to first floor

LOUNGE

14' 4" x 10' 1" (4.38m x 3.08m) Spacious lounge. Bay window to front. Carpeted floor. Radiator.

DINING ROOM

12' 5" x 10' 9" (3.80m x 3.28m) Large additional living/dining room. Windows to side & rear. Radiator.

RECEPTION

13' 1" x 9' 10" (4.00m x 3.00m) Additional sitting room. Door to kitchen and bathroom. Radiator.

KITCHEN

14' 0" x 5' 8" (4.28m x 1.73m) Fitted with wall & base units. Work surfaces. Door to rear garden. Radiator.

BATHROOM

11' 2" x 4' 0" (3.41m x 1.22m) Suite comprising Bath tub, electrical shower over & WC. Radiator.

TO THE FIRST FLOOR

BEDROOM ONE

17' 6" x 12' 5" (5.34m x 3.80m) Large double bedroom. Carpeted floor. Two windows to rear. Radiator.

BEDROOM TWO

11' 5" x 9' 11" (3.48m x 3.04m) Double bedroom. Combination boiler. Window to rear. Radiator.

BEDROOM THREE

12' 1" x 10' 0" (3.70m x 3.07m) Currently fitted with kitchen units but could be used as bedroom three. Window and door to rear. Radiator.

BATHROOM

6' 5" x 5' 0" (1.98m x 1.53m) Fitted with; bath tub with electric shower over, WC & wash basin. Vinyl floor. Window to side. Radiator.

TO THE OUTSIDE

TO THE FRONT

Forecourt area. Path to side & rear.

TO THE REAR

Generous garden offering great potential.

GARAGE

Large garage accessed from rear lane.

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

Contact Details

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