



58 The Oaks | Quakers Yard | Treharris | CF46 5HQ

SUBSTANTIAL FAMILY HOME * AMAZING PLOT WITH FIELDS TO REAR * LARGE GARDEN * THREE RECEPTION ROOMS * EXTENDED AND STYLISH OPEN PLAN KITCHEN/FAMILY ROOM * UTILITY ROOM * MASTER ENSUITE * DOUBLE GARAGE.

This home simply must be viewed, it really does tick all the boxes and is set in a fantastic location

£450,000

- Brilliant location
- Three reception rooms
- Extended kitchen
- Double garage
- Fields to rear



Property Description

HALLWAY

19' 10" x 6' 1" (6.05m x 1.86m) Stairs to first floor. Doors to lounge, kitchen/diner, play room, sitting room and WC.

LOUNGE

14' 6" x 13' 10" (4.42m x 4.24m) Substantial main lounge with bow window to front. Focal point log burner with red brick chimney. Wood flooring. Radiator. Spot lighting.

KITCHEN/DINER

20' 10" x 17' 4" (6.36m x 5.30m) Well presented, extended and modernised family kitchen. Fitted with shaker style wall & base units. Work surfaces with inset butler sink & drainer. Range cooker to stay. Integrated dishwasher and base level fridge. Central breakfast island with space for 4 stools. Tiled floor. Windows to side and rear. French doors to rear garden. Radiator. Door to utility room. Spot lighting. Velux window.

UTILITY ROOM

7' 4" x 7' 0" (2.26m x 2.15m) A great space with an array of additional units and work surfaces. Inset sink & drainer. Space and plumbing for washing machine and dryer. Window to side. Door to rear garden. Radiator.

PLAY ROOM

11' 11" x 11' 7" (3.65m x 3.54m) A brilliant room with sliding patio doors out to rear garden. Wood flooring. Radiator.

SITTING ROOM

15' 6" x 8' 7" (4.74m x 2.62m) Spacious additional sitting room. Carpeted floor. Window to front. Radiator. Spot lighting.

WC

5' 6" x 3' 2" (1.68m x 0.98m) Fitted with WC & wash basin. Laminate flooring. Window to side. Radiator.

TO THE FIRST FLOOR

BEDROOM ONE

13' 7" x 13' 6" (4.16m x 4.14m) Large main bedroom. Full wall of fitted wardrobes with sliding doors. Laminate flooring. Window to front. Radiator. Door to ensuite.

ENSUITE

7' 6" x 6' 2" (2.29m x 1.90m) 'L' shaped suite comprising; walk-in shower, WC & wash basin. Window to front. Radiator.

BEDROOM TWO

12' 11" x 11' 8" (3.94m x 3.56m) Double bedroom. Carpeted floor. Window to rear with a lovely outlook across valley. Radiator.

BEDROOM THREE

12' 4" x 8' 8" (3.76m x 2.66m) Double bedroom. Carpeted floor. Window to front. Radiator.

BEDROOM FOUR

10' 0" x 8' 0" (3.06m x 2.45m) Comfortable single bedroom. Carpeted floor. Window to rear with a lovely outlook across valley. Radiator.

BATHROOM

8' 0" x 7' 0" (2.46m x 2.15m) Spacious and stylish family bathroom comprising; freestanding, roll top bath with mixer shower over, WC & wash basin. Vinyl flooring. Window to side. Chrome towel radiator.

TO THE OUTSIDE

TO THE FRONT & SIDE

Ample parking for a number of vehicles leading to double garage. Lawn area. Gate to rear garden.

TO THE REAR

An impressive family garden with a fantastic view across the

valley. Decked and patio seating areas surround a central lawn.

DOUBLE GARAGE

16' 11" x 16' 9" (5.18m x 5.12m) Generous double garage accessed via electric roller door. Power & light. Rafter storage.

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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

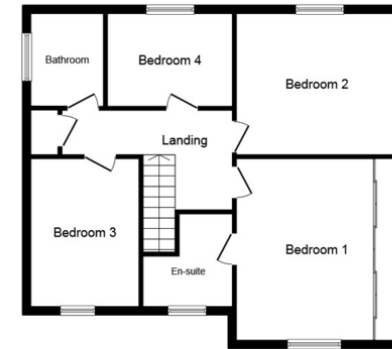
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Ground Floor



First Floor

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