



21 Llanfabon Road | Nelson | Treharris | CF46 6PF

FANTASTIC AND UNIQUE, SEMI RURAL POSITION JUST MINUTES FROM A470 * LOFT ROOM EXTENSION * OPEN PLAN LIVING * STYLISH KITCHEN * FARMLAND TO FRONT & REAR * GROUND FLOOR SHOWER ROOM * FIRST FLOOR BATHROOM. Well updated family home in a unique position that must be viewed!

Offers In Region Of £245,000

- Unique semi-rural location
- Loft conversion
- Open plan lounge
- Stylish kitchen
- Two bathrooms



Property Description

HALL

5' 2" x 3' 5" (1.60m x 1.05m) Tiled floor. Door to lounge/diner.

LOUNGE/DINER

22' 0" x 14' 11" (6.72m x 4.55m) Spacious and open plan lounge/diner. Bay window to front. Beautiful parquet flooring. Traditional fireplace with electric style fire inset. Two radiators. Door to kitchen.

KITCHEN

13' 7" x 13' 1" (4.15m x 4.01m) A beautiful extension to the home with a vaulted ceiling housing velux windows. Stylish wall & base units. Work surfaces over with inset sink & drainer. Integrated oven, hob & extractor. Wall mounted boiler. French doors to rear garden door to shower room. Radiator.

SHOWER ROOM

6' 5" x 4' 10" (1.96m x 1.48m) Comprising; walk-in shower, WC k wash basin. Tiled floor & splash backs. Radiator. Velux window. Spotlighting.

TO THE FIRST FLOOR

BEDROOM ONE

14' 9" x 12' 7" (4.50m x 3.86m) Spacious main bedroom. Large window to front enjoying view over farmland. Carpeted floor. Radiator.

BEDROOM TWO

8' 11" x 8' 0" (2.72m x 2.45m) Carpeted floor. Window to rear with a brilliant outlook across farmland. Radiator.

BATHROOM

8' 11" x 6' 5" (2.72m x 1.98m) Spacious family bathroom comprising; bath tub, WC & wash basin. Vinyl floor. Window to rear. Radiator.

TO THE SECOND FLOOR

BEDROOM THREE

15' 0" x 12' 9" (4.59m x 3.90m) A second spacious double bedroom situated in a well designed loft conversion with dormer extension. Carpeted floor. Large Window to rear with a brilliant outlook across farmland. Radiator. Storage cupboard.

TO THE OUTSIDE

Set in a unique, semi rural position in Nelson with farmland to the front & rear and just minutes from the A470.

TO THE FRONT

Front forecourt area with a lovely view of farmland.

TO THE REAR

Two patio seating areas and step upto lawn. Gate to rear lane

which backs onto farmland.

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

22 Penallta Road

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Hengoed

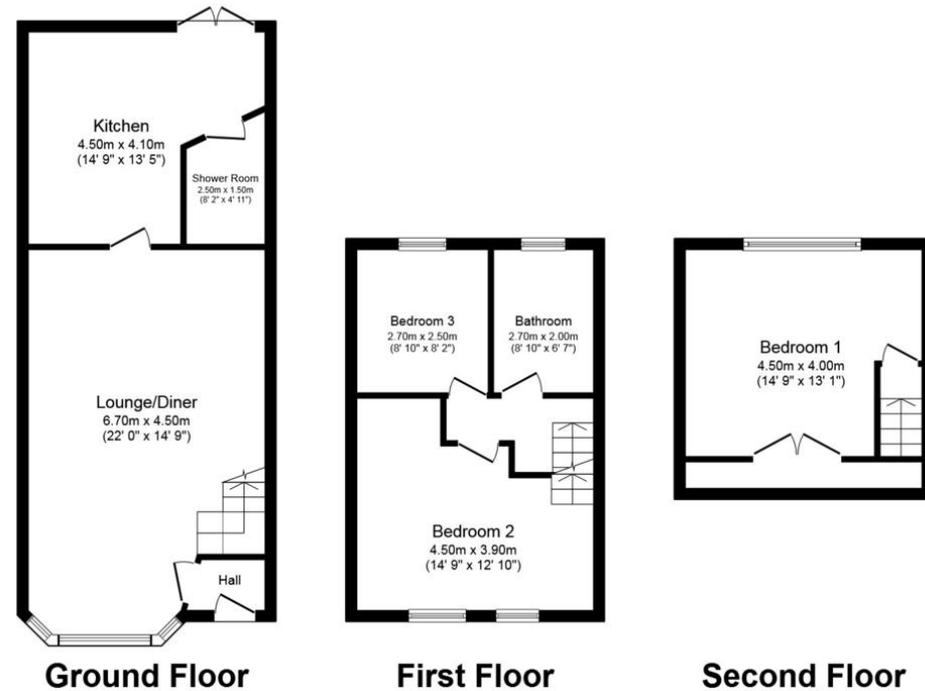
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Total floor area 98.5 m² (1,061 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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