



29 Tawel Fan | Nelson | Treharris | CF46 6EH

LARGE CORNER PLOT WITH PLANNING PERMISSION FOR DOUBLE EXTENSION * AMPLE PARKING/GARDEN SPACE * EXTENDED KITCHEN * LOUNGE/DINER * THREE BEDROOMS. Popular spot just off Nelson village centre, offering potential to extend!



Offers Over £230,000

- Large corner plot
- Planning permission
- Ample parking/garden
- Three bedrooms
- Extended kitchen



Property Description

HALL

Stairs to first floor. Doors to kitchen and lounge.

LOUNGE/DINER

23' 2" x 11' 1" (7.07 m x 3.39m) Open plan lounge diner. Windows to front and rear.

KITCHEN/DINER

18' 11" x 6' 11" (5.79m x 2.12m) Shaker style kitchen with space for dining table. Patio doors to rear garden. Tiled floor.

TO THE FIRST FLOOR

BEDROOM ONE

11' 3" x 6' 4" (3.45m x 1.95m) Large double bedroom

BEDROOM TWO

12' 4" x 9' 3" (3.78m x 2.82m) Generous second double

bedroom.

BEDROOM THREE

7' 3" x 6' 7" (2.23m x 2.03m) Single bedroom

BATHROOM

6' 4" x 5' 4" (1.95m x 1.64m) Modern suite with bathtub and shower over, WC and wash basin

To the front

Large frontage with lawn and path to the front door

To the side and rear

Recently granted planning permission for a large double extension. Presently a perfect space for somebody who requires parking of multiple vehicles. Private garden tucked

around to the rear perfect for a hot tub! Detached concrete panel garage

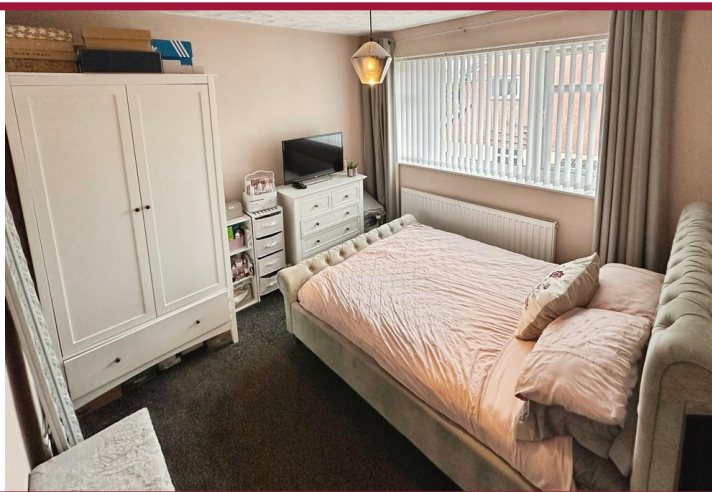
Planning permission link below

<https://publicaccess.caerphilly.gov.uk/PublicAccess/applicationDetails.do?keyVal=SUT6XKDV00P00&activeTab=summary>

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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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