



**Abernant Gardens, Nelson, Treharris, CF46 6JJ**

**£360,000**



- Off-Road Parking and Garage
- South-Facing Garden
- Spacious Rear Garden
- Great A470/M4 Access
- Modern Throughout
- Detached Property
- Generous Living Space
- No Onward Chain
- EPC Rating D

# Description...

James Douglas is thrilled to welcome this four bedroom detached bungalow to the market. Set in the sought after area of Nelson, Treharris. The perfect property and opportunity for someone looking for their forever home. In brief terms the accommodation comprises an entrance porch, hallway, bedroom one, en-suite, living room with log burner, conservatory, bathroom, bedroom three, bedroom four, kitchen/diner, utility room, rear porch and bedroom two all on the ground floor. There is also a spacious loft space, prime for conversion (STP). Mains gas central heating (Worcester combi boiler) and UPVC double glazed throughout. Gated block paved off road parking for multiple vehicles to front with access to the double garage with an electric up and over door. Set on a mostly level plot. Side access on both sides with a large two tier south facing rear garden space with patio slabs, real grass, trees and shrubbery. EPC D potential B. Council tax band E.

**\*\*NO ONWARD CHAIN\*\***

**\*\*SOUGHT AFTER LOCATION\*\***

**\*\*SOUTH FACING REAR TWO TIER GARDEN SPACE\*\***

UNIQUE and RARE OPPORTUNITY TO PURCHASE THIS FOUR BEDROOM DETACHED BUNGALOW PROPERTY - LOCATED IN THE SMALL VILLAGE OF NELSON, TREHARRIS. PROPERTIES HERE ARE RARELY AVAILABLE, SO AN EARLY VIEWING IS THOROUGHLY RECOMMENDED.

**\*\*BLOCK PAVED OFF-ROAD PARKING AND A DETACHED DOUBLE GARAGE\*\***

**\*\*CLOSE TO LOCAL AMENITIES WITH GREAT A470 ACCESS\*\***

**\*\*NEW FLOORING AND REDECORATED THROUGHOUT\*\***

Abernant Gardens, Nelson is within walking distance of the local shopping precinct and a few minutes drive from Nelson town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Llancaech Junior School & Llanfabon Infants School with the local high schools being Lewis Girls Comprehensive School & Lewis Boys Comprehensive School. There is a useful mainline railway station at Abercynon South Station. Easy access to the A470/M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

## Additional Information

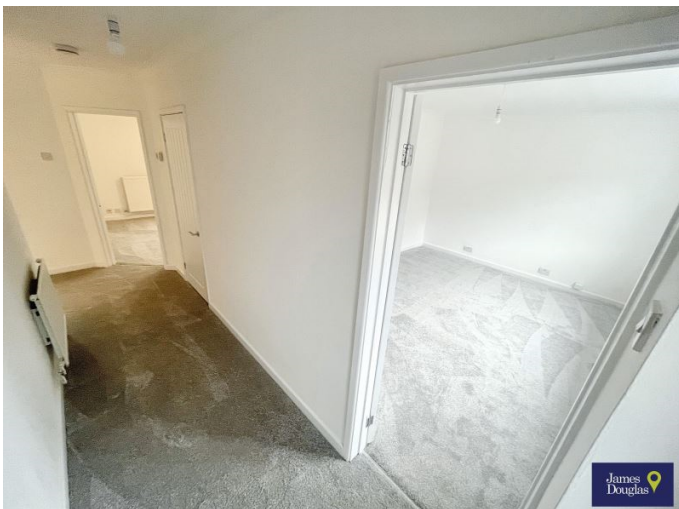
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Tenure: Freehold

EPC: D

Council Tax Band: E

# Accommodation...

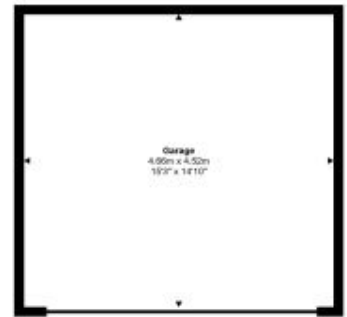
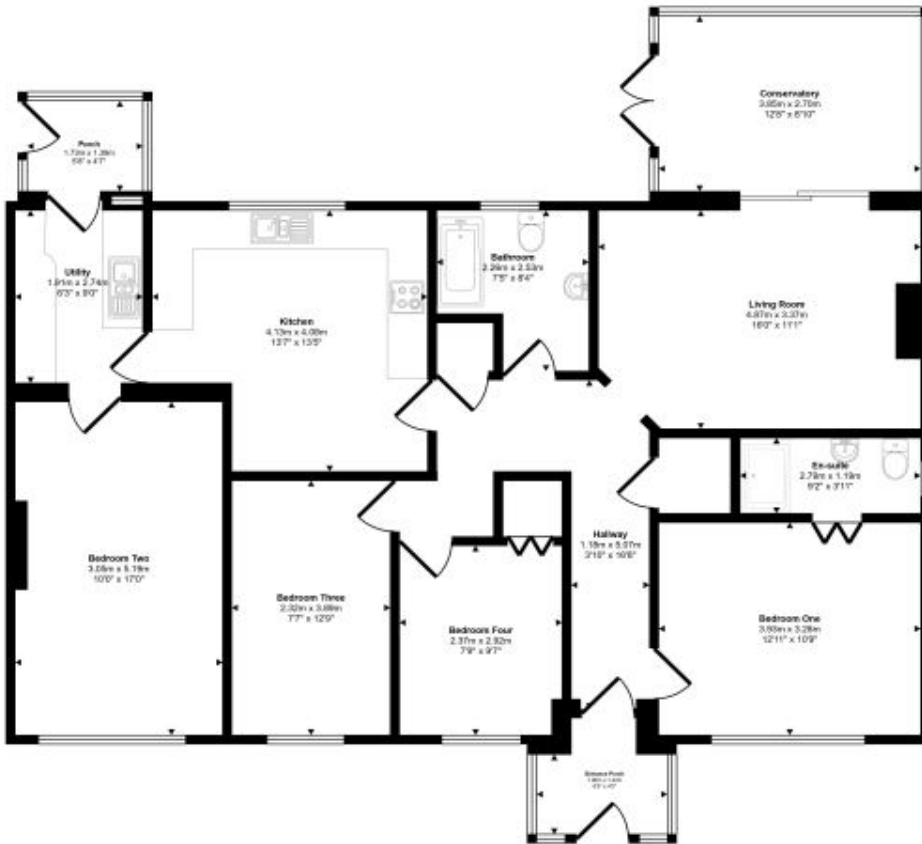
- Entrance Porch
- Hallway
- Bedroom One
- En-suite
- Living Room
- Conservatory
- Bathroom
- Bedroom Three
- Bedroom Four
- Kitchen/Diner
- Utility Room
- Porch
- Bedroom Two
- Double Garage
- Outside





# Floorplan

Approx Gross Internal Area  
548 sqm / 1862 sq ft



Floorplan  
Approx 128 sqm / 1376 sq ft

Garage  
Approx 21 sqm / 226 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	