

Fell Street, Treharris, , CF46 5HN
£142,500



- **New Roof Over Rear Extension 2025**
- **Ideal First Time Buy**
- **Modern Fitted Kitchen**
- **Walking Distance to Town Centre**
- **Close To Local Amenities**
- **Great A470/M4 Access**
- **Combi Boiler**
- **Very Well-**

Description...

James Douglas are delighted to welcome this immaculately presented three bedroom terrace property to the market. Set in the ever popular area of Treharris. The perfect purchase for any prospective buyer looking for their first-time-purchase, investment or downsizing opportunity. In brief terms the accommodation comprises an entrance hallway, living/dining room and kitchen on the ground floor. Upstairs there are three bedrooms and a modern family bathroom. Mains gas fired central heating (Ideal combi boiler) and UPVC double glazed throughout. On-street parking to the front. Steps lead up to a north-west facing, three tier garden space. Complemented by patio slabs, real grass and two separate seating areas. EPC D potential B. Council tax band A.

****NEW ROOF OVER REAR EXTENSION 2025****

****MODERNISED AND REFURBISHED THROUGHOUT****

****3D WALK-THROUGH TOUR AVAILABLE****

****MODERN KITCHEN AND UPSTAIRS BATHROOM****

Fell Street is within close proximity of Treharris town centre or within a couple of minutes drive. Treharris town centre includes a wide range of shops and sporting and recreational facilities. The local primary schools are Trelewis Primary school & Edwardsville Primary School with the local high schools being Ysgol Gyfun Cwm Rymni & Mountain Ash Comprehensive. There is a useful mainline railway station in Quakers Yard. 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

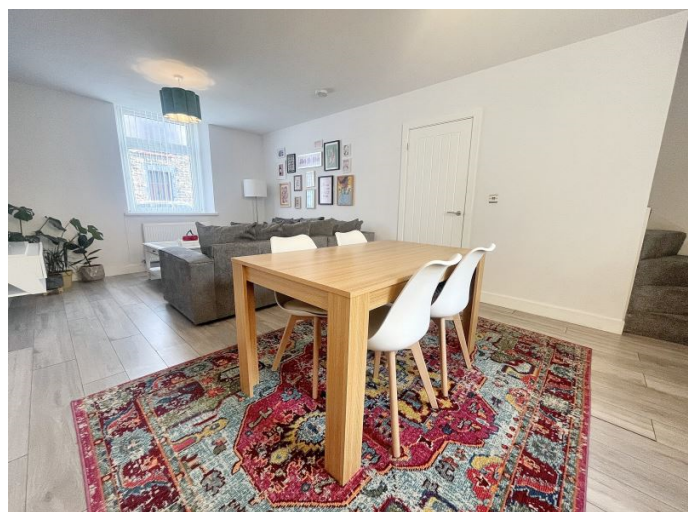
Tenure: Freehold

EPC: D

Council Tax Band: A

Accommodation...

- Entrance Hallway
- Living/Dining Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Directions



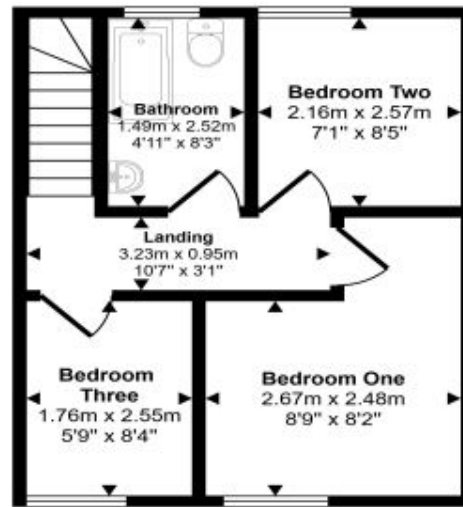


Floorplan

Approx Gross Internal Area
66 sq m / 705 sq ft



Ground Floor
Approx 37 sq m / 393 sq ft



First Floor
Approx 29 sq m / 312 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			
(81-91) B			88
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		