

High Street, Trelewis, Treharris, CF46 6AD
£125,000



- Ideal First Time Purchase
- Well Presented Throughout
- Two Double Bedrooms
- Low Maintenance Rear Garden
- Close To Local Amenities
- Upstairs Shower Room
- Modern Fitted Kitchen

Description...

James Douglas is delighted to welcome this well-presented two-bedroom mid-terrace home with a versatile loft room to the market. Offering deceptively spacious accommodation throughout, this freehold property is an ideal first-time purchase, investment opportunity or home for those looking to downsize. Conveniently situated in the heart of Trelewis, the property is within easy reach of local amenities, schools and excellent transport links.

The accommodation briefly comprises an entrance hallway leading into a generous open-plan living and dining room, providing an excellent space for both everyday living and entertaining. To the rear, the modern galley-style kitchen is fitted with a range of cream wall and base units complemented by laminate worktops, an integrated fridge/freezer, space for a freestanding gas cooker and washing machine, together with direct access to the rear garden.

To the first floor are two well-proportioned bedrooms, comprising a generous double bedroom and a comfortable small double, alongside a contemporary family bathroom fitted with a modern white suite. The bathroom also houses the Ideal combination boiler within a useful storage cupboard.

A further staircase leads to the spacious loft room, currently utilised as a bedroom. Benefitting from a Velux roof window, ample eaves storage and built-in storage cupboards, this versatile room offers excellent flexibility as a home office, hobby room or occasional bedroom.

Externally, the property enjoys a low-maintenance north-east facing rear garden, finished with a combination of patio slabs and artificial lawn, creating an ideal space for relaxing or entertaining. To the rear is a useful block-built storage building with a roller door, together with an outside tap. The neighbouring properties benefit from a pedestrian right of way across the rear garden via side gates, a common arrangement for properties of this style.

Further benefits include UPVC double glazing throughout, gas central heating via an Ideal combination boiler and on-street parking to the front.

Early viewing is highly recommended.

Additional Information

Freehold
Council Tax Band: A
EPC Rating: D (Potential B)

Accommodation...

- Entrance Hallway
- Living/Dining Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Shower Room
- Loft Room
- Outside
- Directions



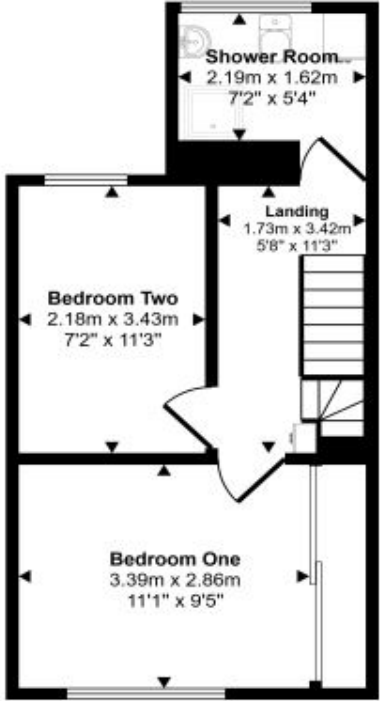


Floorplan

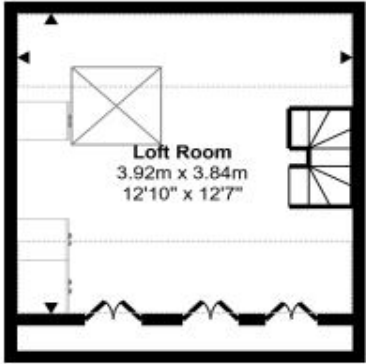
Approx Gross Internal Area
80 sq m / 864 sq ft



Ground Floor
Approx 32 sq m / 349 sq ft



First Floor
Approx 31 sq m / 333 sq ft



Second Floor
Approx 17 sq m / 182 sq ft

Denotes head height below 1.5m

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
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 