



Tramroadside, offers over £360,000

- Four Double Bedrooms
- Good Sized Lounge
- Full of Character
- Driveway
- Log Burner
- Kitchen/Dining Room
- EPC Rating: D



 4  3  2



About the property

Peter Alan are excited to introduce to the market this beautiful, four bedroom, detached home situated in Treharris.

The ground floor of this property offers a good sized porch area which is big enough to use as a study or reception room. A gorgeous reception room that is full of character, including the fireplace for the log burner and a stone staircase. Towards the rear of the property is the great sized kitchen/dining room with plenty of cupboard space, room for a dining table and access to the rear garden via the patio doors.

The first floor comprises of three double bedrooms, all with fitted storage, one with an en-suite and the family bathroom. The first floor offers access to the second floor where the master bedroom is located with plenty of storage space and en-suite.

Externally this property sits on an excellent sized plot with gardens to the front, rear and side, also offering a good sized driveway for multiple cars.

The location of this property is superb, from being close to schools, local amenities, having great transport links, it also has the Taff Trail on it's doorstep which offers beautiful walks.

This property is the perfect family home and is highly recommended to view to appreciate the wonderful character and space on offer!



Accommodation

Entrance Hall

3' 6" x 9' 2" (1.07m x 2.79m)
Window to side. Door to;

Entrance Porch

11' 5" x 9' 2" (3.48m x 2.79m)
Window to front, patio doors to front. Doors to;

Reception Room

19' 7" x 15' 7" (5.97m x 4.75m)
Window to front, fireplace with log burner. Door to;

Kitchen/dining room

24' 9" x 11' 8" (7.54m x 3.56m)
Window to rear, window to side, storage cupboard, fitted units. Stairs to;

First Floor Landing

14' 1" x 10' 2" (4.29m x 3.10m)
Stairs to Bedroom One. Doors to;

Bedroom Two

20' 3" x 10' 2" (6.17m x 3.10m)
Window to front, fitted wardrobes. Door to;

En-Suite

9' 5" x 5' 6" (2.87m x 1.68m)
Window to front. W.C, shower, wash hand basin.
Door to;

Bedroom Three

14' 1" x 8' 9" (4.29m x 2.67m)
Window to rear, storage cupboard. Door to;

Bedroom Four

10' 8" x 11' 8" (3.25m x 3.56m)
Window to rear, fitted wardrobes. Door to;

Bathroom

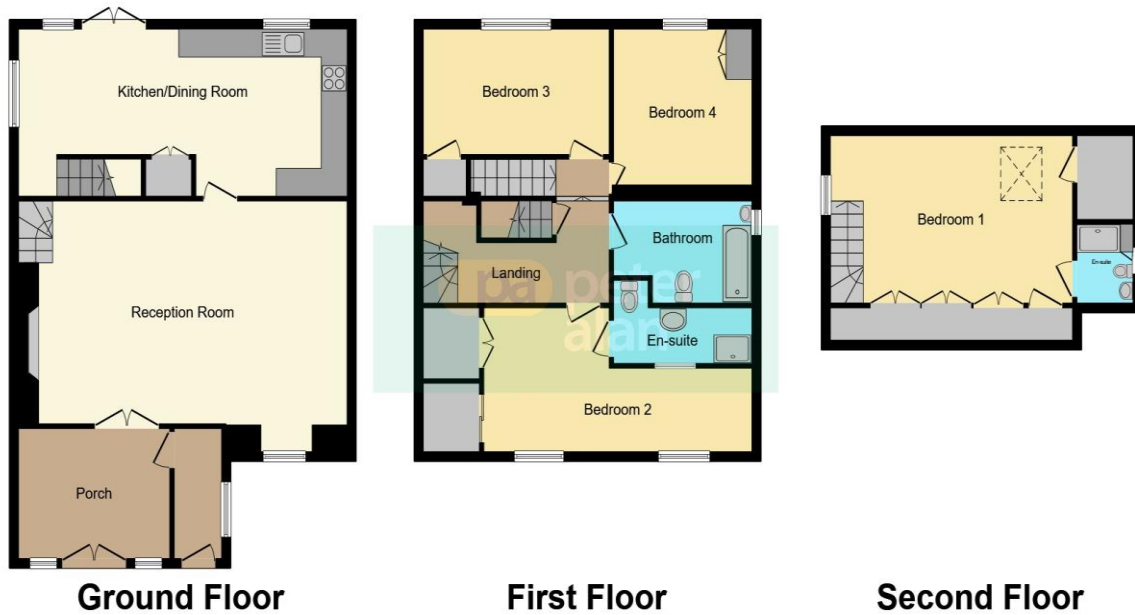
9' 5" x 7' 2" (2.87m x 2.18m)
Window to side, bath, wash hand basin, W.C.

Bedroom One

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Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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