



**Springfield Rise, Treharris.  
CF46 5RD**

**FOR SALE**  
**Guide price £330,000**



- **FOUR BEDROOMS**
- **EXECUTIVE DETACHED**
- **SPACIOUS LIVING AREAS**



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## **Property Description**

Welcome to this property, offering an ideal blend of style and functionality for modern family living. Upon entering, you are greeted by an inviting entrance porch that leads to a spacious hallway with a grand staircase.

The expansive kitchen/diner, spanning over 40 feet, is perfect for both cooking and entertaining, featuring modern cabinetry and high-quality appliances. The generous reception rooms provide versatile spaces for relaxation and gatherings, with large windows allowing natural light to fill the areas.

Upstairs, you'll find four well-appointed bedrooms, including a master suite with a walk-in wardrobe and an ensuite bathroom, along with a family bathroom designed for convenience.

The exterior boasts a narrow wrap-around patio, and a tiered lawn section to the front, creating a lovely outdoor space for enjoyment. The garage features up-and-over doors and provides ample space for two vehicles, with additional parking available on the driveway.

This home combines comfort, elegance, and practicality, making it a perfect choice for families looking for their dream home.

## **ENTRANCE PORCH**

The entrance is through a sturdy Oak-effect uPVC front door, offering both durability and style. Inside, the walls and ceiling are smoothly finished with emulsion, accentuated by elegant coving for a refined look. The tiled flooring adds a practical touch, making maintenance easy while enhancing the aesthetic. Double doors lead seamlessly into the hallway, providing a graceful transition to the rest of the home.

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## **ENTRANCE HALL**

The hallway boasts smooth emulsion walls complemented by contemporary half-wall panelling, adding a touch of modern sophistication. Carpet flooring, while a wall-mounted tall radiator ensures warmth and style. Power points. A grand central staircase becomes the focal point of the space, leading to the upper floor. Doors provide access to two reception rooms, the kitchen, and the inner hallway, enhancing the flow of the home.

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## **RECEPTION ROOM 1**

6.08 m x 4.76 m

This spacious room features a striking large media wall, perfect for entertainment needs. The smooth emulsion walls and ceiling, complete with coving, create an inviting atmosphere. Carpet flooring, while two radiators ensure the room stays warm and cosy. Power points. Oak-effect uPVC French doors open to the front, offering lovely views and ample natural light. A door provides direct access to the kitchen, enhancing the functionality and flow of the living space.

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## **RECEPTION ROOM 2**

6.47 m x 2.95 m

This second reception room features smooth emulsion walls and a ceiling with coving, offering a neat and elegant finish. Carpet flooring. A radiator keeps the room comfortably heated, while multiple power points offer convenience for various needs. A uPVC window to the front allows natural light to fill the space.

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## **INNER HALLWAY**

The inner hallway features smooth emulsion walls and a ceiling with coving. Carpet flooring. This area includes two built-in cupboards with double doors, offering ample storage and hanging space. A door leads to the convenient downstairs shower room, adding functionality to the layout.

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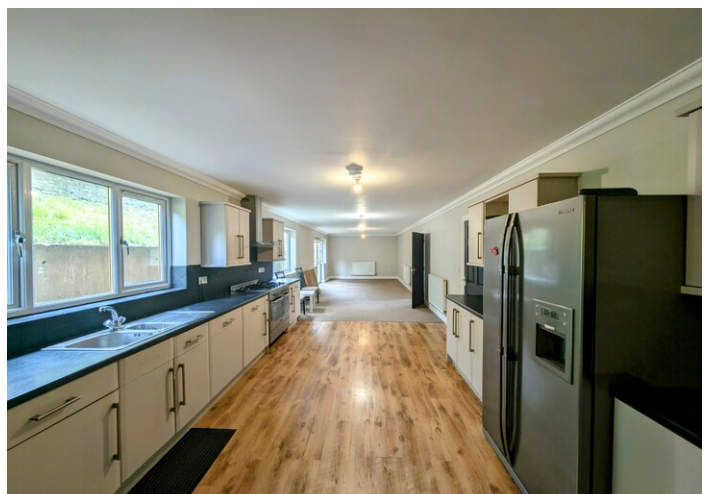


## **DOWNSTAIRS SHOWER ROOM**

2.92 m x 2.16 m

This well-appointed shower room features a large shower cubicle, a modern w.c., and a wash hand basin for convenience. The smooth emulsion ceiling enhances the sleek design, while fully tiled walls and flooring add both style and practicality. A chrome wall-mounted radiator provides warmth and a contemporary touch. A uPVC window with frosted glass is positioned to the side, allowing natural light while maintaining privacy.

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## **KITCHEN/DINER**

13.47 m x 3.74 m

An expansive kitchen/diner offering an abundance of space perfect for both cooking and family gatherings. The kitchen side features coloured base and wall units, with sleek black work surfaces. Stainless steel sink unit and New world cooker with extractor above. Integrated dishwasher for practicality of the space. Laminate flooring and smooth emulsion walls and tiled splashbacks around the work surfaces. Two uPVC windows to the rear allow plenty of natural light, and a door leads to the utility room for added convenience.

In the dining area there is carpet flooring with ample space for a large dining table or even a cosy sofa, ideal for family time. The room features three radiators and well-placed power points throughout, ensuring functionality in every corner. Smooth emulsion walls and ceilings complete the refined look.

while uPVC French doors to the rear offer easy access to the garden, making this space perfect for entertaining or relaxing.



## **UTILITY ROOM**

3.21 m x 2.90 m

This functional utility room features Black base units with a matching work surface providing additional storage and workspace, while a stainless steel sink unit offers added convenience. Smooth emulsion walls and ceiling with coving. It houses a wall-mounted boiler and is plumbed for an automatic washing machine, making it ideal for laundry tasks. The room also contains an electric fuse board for easy access. uPVC door to the rear.



## **LANDING**

Smooth emulsion walls and a ceiling with coving. Carpet flooring. Radiator and power points. Attic access. Built in storage cupboard with double doors housing the water and heating system. The landing provides access to the bedrooms and the upstairs family bathroom. uPVC French doors lead to a charming Juliette balcony, offering lovely views to the front of the property.

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## **UPSTAIRS FAMILY BATHROOM**

2.82 m x 2.71 m

Family bathroom featuring a white suite, including a bath, separate shower cubicle, w.c., and wash hand basin. Emulsion ceiling, while the fully tiled walls and flooring provide both style and practicality. A chrome radiator adds a contemporary touch and keeps the space warm. A uPVC window with frosted glass is positioned at the rear, allowing natural light while maintaining privacy.

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## **BEDROOM 1**

6.42 m x 3.87 m

This spacious bedroom features smooth emulsion walls and a ceiling. Carpet flooring. Radiator and power points. uPVC window to the rear allows natural light to fill the space.

Additionally, the room includes a walk-in wardrobe with smooth emulsion walls and ceiling, providing ample storage. This area also features a radiator and power points for added convenience. A door leads to the ensuite bathroom, enhancing the functionality of this private retreat.

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### **EN-SUITE**

3.77 m x 2.83 m

White suite comprising a bath, separate shower cubicle, w.c., and wash hand basin. Smooth emulsion ceiling, fully tiled walls and flooring add a touch of elegance and are easy to maintain. A uPVC window with frosted glass is positioned at the front, allowing natural light while ensuring privacy.

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### **BEDROOM 2**

6.62 m x 4.00 m

Smooth emulsion walls and ceiling with coving. Carpet flooring, two radiators and power points. Double doors lead to two built-in wardrobes, providing ample storage space. uPVC window at the front allows natural light to fill the room, creating a bright and airy atmosphere.

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### **BEDROOM 3**

4.19 m x 0.00 m

Smooth emulsion walls and ceiling with coving. Carpet flooring. Radiator and power points. Double doors lead to two built-in wardrobes, providing ample storage space. A uPVC window at the rear allows natural light to brighten the room.

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### **BEDROOM 4**

5.87 m x 2.80 m

Smooth emulsion walls and ceiling. Carpet flooring. Radiator and power points. A uPVC window at the rear allows natural light to fill the space.

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## **EXTERIOR**

The exterior boasts a narrow wrap-around patio that seamlessly connects various outdoor areas. At the front, there is a tiered lawn section, adding visual interest and creating a charming outdoor environment. Patio space perfect for outdoor seating and enjoying the fresh air. The combination of the patio and tiered lawn enhances the property's curb appeal while providing a versatile space for relaxation and entertainment.

To the rear there is a laid patio, complemented by a retaining wall that creates a lovely lawn section on top.

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## **GARAGE**

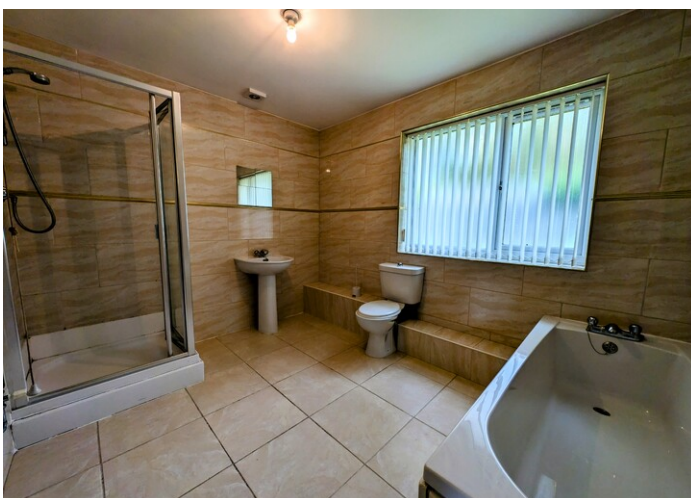
6.85 m x 6.03 m

The garage features convenient up-and-over doors, providing easy access for vehicles. Inside, there are power points available for added functionality, making it suitable for various uses. The spacious interior accommodates two vehicles comfortably or can be utilized for storage needs. Additionally, the driveway allows for parking of two cars in front of the garage doors, enhancing convenience and accessibility.

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## **Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

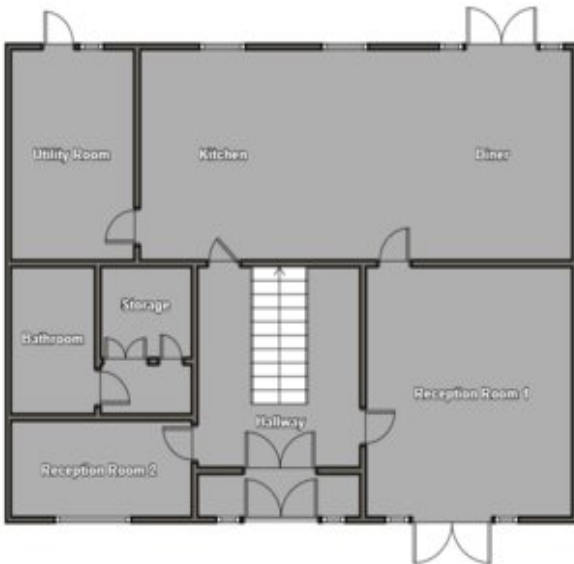
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

# FLOORPLAN



## Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

## Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.