

## Features

- Self Build
- Large plot
- Plenty of Parking
- Unique home
- Utility Room
- Cloakroom
- En-suite
- Good size hallway
- Conservatory
- Views



**£350,000**

**6 Criccieth Grove, Merthyr Tydfil, CF48 1JY**

Walker and Lewis are really pleased to offer for sale a self build detached home approx 20 years old in Castle park. This unique three double bedroom property could be adapted to a four bedroom. This beautiful home offers three reception rooms plus a kitchen/dining room, plus ensuite bathroom. Set on a good size plot boasting plenty of off road parking, plus a garage plus fantastic views from the rear garden in a quiet cul-de-sac. This impressive home will suit a growing family as it offers plenty of living accommodation. Located for easy access to the A470 and A465 for anyone looking to commute to work.

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 **Walker & Lewis**  
ESTATE AGENTS



### **ENTRANCE HALL**

Upvc door to hallway, access to garage via internal door, access to first floor, access to reception room 1 and kitchen/dining room, tiled flooring.

### **RECEPTION ROOM** 16'8" x 12'2" (5.08m x 3.72m)

Bay window to front, feature fireplace, laminate flooring, double doors leading to reception room 2.

### **RECEPTION ROOM 2** 11'3" x 9'10" (3.44m x 3.00m)

Access open onto conservatory, door leading to kitchen/dining room, laminate flooring

### **CONSERVATORY** 10'9" x 10'4" (3.27m x 3.15m)

Half brick walls with Windows to rear garden, patio doors to garden, laminate flooring

### **KITCHEN/DINING ROOM** 16'11" x 11'6" (5.16m x 3.50m)

Window to rear, patio doors to rear garden, fully fitted kitchen built in oven and gas hob, worktops, integrated dishwasher and fridge, access to utility room and cloakroom.

### **UTILITY ROOM**

Door to side access, access to cloakroom, worktop and sink

### **CLOAKROOM**

Window to rear, Low Level Wc and Wash hand basin

### **LANDING**

Access to all bedroom and family bathroom, built in storage cupboard

### **BEDROOM 1** 26'1" x 13'0" (7.96m x 3.97m)

Dorma window to front , Window to rear, access onto dressing room, built in wardrobes, access to en-suite.

### **EN-SUITE**

Double shower cubicle, wash hand basin, Low Level WC, window to rear

### **BATHROOM**

Bath, Vanity sink with built in wall and base units, Low level Wc, all tiles walls and flooring, window to rear

### **BEDROOM 2** 16'7 X 12'3 (5.06M X 3.73M)

Window to front , built in storage cupboards.

### **BEDROOM 3** 8'9 X 7'5 (2.67M X 2.26M)

Window to rear, built in stoarge

### **GARAGE**

Up and over doors, lighting and power, access to hallway.

### **FRONT GARDEN**

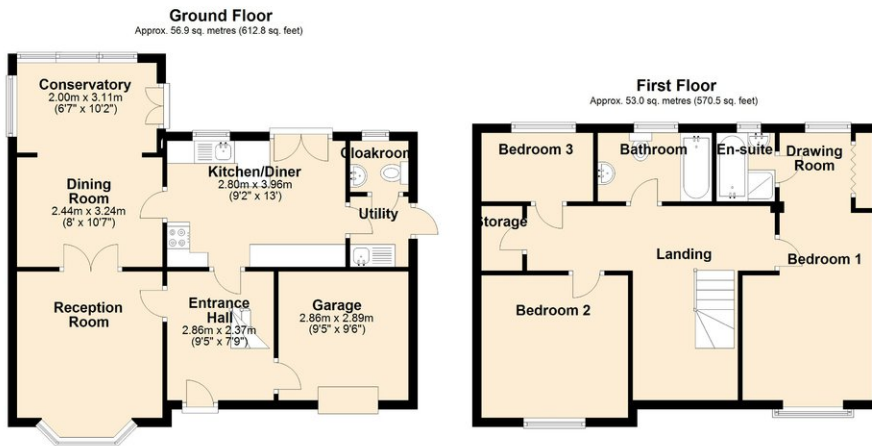
Walled and gated access to block paved driveway for multiple vehicles, leading to garage, with flowers and trees and access to both side of property.

### **REAR GARDEN**

Laid to lawn with tree borders all around

# Floorplan

# EPC



Total area: approx. 109.9 sq. metres (1183.3 sq. feet)

Plan is not to scale  
Plan produced using PlanUp.