



T Samuel Estate Agents

22 Oxford Street, Mountain Ash. CF45 3PL

01443 476419

info@tsamuel.co.uk

www.tsamuel.co.uk



**Ffos Close, Nelson, Treharris
CF46 6EL**

**FOR SALE
£235,000**



- **3 BEDROOM**
- **LARGE CONSERVATORY**
- **SEMI DETACHED IN CUL DE SAC**



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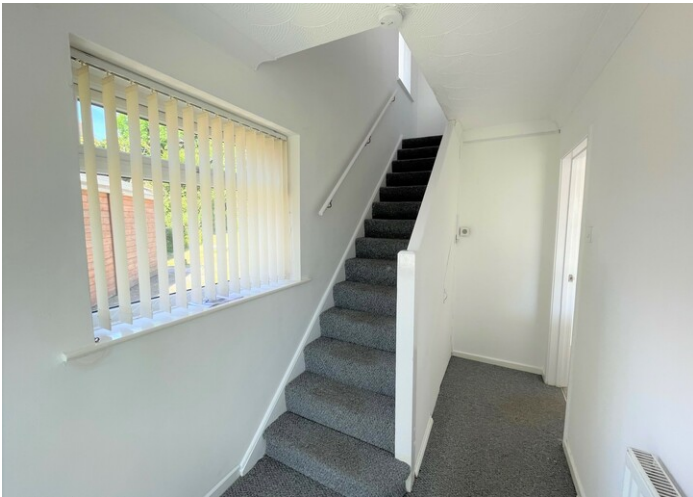
Property Description



ENTRANCE PORCH

2.00 m x 0.80 m

Entrance via a white uPVC front door. Artex ceiling and walls. Carpet flooring. Further uPVC door to hallway.



ENTRANCE HALL

3.60 m x 1.70 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. uPVC window to the side. Under stairs storage. Stairs to first floor. Door to lounge

LOUNGE

4.30 m x 3.30 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the front. Feature fire place housing fire. Open plan into dining room.



DINING ROOM

2.50 m x 3.00 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. Wall mounted black glass fire with pebble effect. Open plan into large conservatory. Door to kitchen





KITCHEN

3.50 m x 2.60 m

Wood effect wall and base units with complimentary work surface. Tiled around work surface. Stainless steel sink unit. Plumbed for automatic washing machine. Built in double oven and hob with extractor fan. Emulsion walls and ceiling. Tiled flooring. Radiator. Power points. uPVC window to the side. Open area overlooking conservatory.



CONSERVATORY

5.00 m x 2.70 m

Large full glass uPVC conservatory overlooking the rear garden. uPVC French doors leading to outside area. Power points. Tiled flooring



LANDING

Artex ceiling. Emulsion walls. Carpet flooring. Attic access. uPVC window to the side. Storage cupboard. Doors to upstairs bathroom and 3 bedrooms.

BEDROOM 1

3.70 m x 2.80 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the front.





BEDROOM 2

3.40 m x 3.10 m

Artex ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. uPVC window to the rear.

BEDROOM 3

2.30 m x 2.10 m

Artex ceiling emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the front.



UPSTAIRS BATHROOM

2.40 m x 1.70 m

Three piece bathroom suite comprising walking in shower, w.c and wash hand basin with storage underneath. Panelled ceiling with inserted spot lights. Large chrome wall mounted radiator. uPVC window to the rear with frosted glass.



EXTERIOR

FRONT EXTERIOR - Gates leading to driveway. Wooden gate leading to side entrance. New roof added in September 2023.

REAR GARDEN - Large patio area leading to lawn area with shrubs. Storage shed. Lovely substantial outdoor space which is not overlooked





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

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EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		