



Offers Over £120,000

EPC Rating 'C'

11 Edwardsville  
Treharris  
CF46 5NR

NO ONWARD CHAIN \* BRILLIANT FIRST TIME HOME OR BUY TO LET PROPERTY \* OPEN PLAN LOUNGE/DINER \* KITCHEN \* SPACIOUS BATHROOM WITH SHOWER & BATH \* THREE BEDROOMS. A very popular area and a good size home perfect for a first purchase or buy to let investment.





HALL

DOOR TO LOUNGE/DINER

LOUNGE/DINER

20' 10" x 15' 3" (6.36m x 4.66m)

Open plan lounge/diner. Feature fireplace. Window to front. French doors to garden. Laminate flooring. Two radiators. Stairs to first floor. Door to kitchen.

KITCHEN

9' 10" x 9' 1" (3.01m x 2.78m)

Fitted with shaker style wall & base units. Work surfaces with inset sink & drainer. Tiled floor. Window and door to rear garden. Radiator. Door to bathroom



BATHROOM

9' 1" x 6' 8" (2.78m x 2.05m)

Fitted with bath tub, walk-in shower, WC & wash basin. Tiled floor & walls. Window to side & rear. Radiator.

TO THE FIRST FLOOR

BEDROOM ONE

11' 5" x 7' 10" (3.50m x 2.39m)

Double Bedroom. Fitted wardrobes and over bed units. Carpeted floor. Window to front. Radiator.

BEDROOM TWO

9' 10" x 8' 10" (3.00m x 2.71m)

Double bedroom. Carpeted floor. Window to rear. Radiator.



BEDROOM THREE

8' 6" x 7' 4" (2.60m x 2.25m)

Comfortable single bedroom. Carpeted floor. Window to front. Radiator.

TO THE FRONT

Forecourt area.

TO THE REAR

Steps down a level garden area with lawn. Gate to rear lane.

In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate.

INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep



up repayments on your mortgage.

## Ystrad Mynach Office

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## Contact Us

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





The floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. If the floor plan is not to scale, the dimensions of the rooms should be used.