



28 Muriel Terrace | Dowlais | Merthyr Tydfil | CF48 3PB

MODERN & SPACIOUS FAMILY HOME * OPEN PLAN LOUNGE/DINER * KITCHEN WITH RANGE COOKER & AMERICAN FRIDGE TO STAY! * LOFT ROOM CONVERTED IN 2023 * NEWLY RENOVATED BATHROOM SUITE. A perfect family home, situated on a highly desirable street with open views and good on street parking.

Offers In Excess Of £160,000

- Good on street parking
- New bathroom 2023
- Converted loft room 2023
- Open plan lounge
- Kitchen with appliances



Property Description

HALL

Stairs to first floor. Door to lounge/diner.

LOUNGE/DINER

21' 1" x 12' 1" (6.45m x 3.70m) Stylish, open plan lounge/diner. Window to front. Laminate flooring. Two radiators. Door to kitchen.

KITCHEN

14' 9" x 8' 10" (4.50m x 2.70m) Fitted with cottage style wall & base units. Wood block work surfaces with inset sink & drainer. Range cooker & American fridge/freezer to stay. Tiled floor & splash backs. Space for washing machine. Window to rear b radiator. Doors to under stairs cupboard and rear hall.

REAR HALL

Door to rear garden and bathroom.

BATHROOM

8' 7" x 6' 8" (2.64m x 2.05m) Fitted with a modern suite comprising; bath tub with shower over, WC & wash basin. Tiled floor & walls. Window to rear. Designer radiator.

TO THE FIRST FLOOR

LANDING

Doors to four bedrooms. Stairs to loft room. Storage cupboard.

BEDROOM ONE

11' 0" x 9' 4" (3.36m x 2.85m) Double bedroom. Carpeted floor. Window to front. Radiator.

BEDROOM TWO

10' 2" x 9' 9" (3.10m x 2.99m) Double bedroom. Carpeted floor. Window to rear. Radiator. Cupboard housing combi boiler.

BEDROOM THREE

8' 11" x 8' 11" (2.72m x 2.72m) Double bedroom. Carpeted floor. Window to rear. Radiator.

BEDROOM FOUR

11' 0" x 6' 1" (3.36m x 1.86m) Single bedroom. Carpeted floor. Window to front. Radiator.

LOFT ROOM

11' 5" x 10' 4" (3.50m x 3.15m) Great addition to the home in May 2023, well converted loft room, utilised as a double bedroom. Two sets of fitted drawers. Carpeted floor. Alcove space for wardrobe Storage. Velux window to front & rear. Radiator. Eaves storage. Sloping roof, 2m central head height.

TO THE FRONT

Great street with open views across the valley. Brilliant for parking as available on both sides of the street.

TO THE REAR

Courtyard area. Steps upto well landscaped decked seating area. Gate to rear lane. Shed to stay. Beer garden style bench seating area to stay.

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.





Tenure

Freehold

Council Tax Band

Viewing Arrangements

Strictly by appointment

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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