



## 41 Heol Tasker | Nelson | Treharris | CF46 6JB

GENEROUS CORNER PLOT \* WELL LANDSCAPED GARDEN \* DOUBLE GARAGE & DRIVEWAY \* STYLISH, OPEN PLAN KITCHEN/DINER UPDATED IN 2023 \* FAMILY LOUNGE \* THREE BEDROOMS \* BATHROOM. Set on the popular Trafalgar Park, must be viewed home, well updated by the current owner.

## Offers In Excess Of £240,000

- Corner plot
- Double garage & driveway
- New kitchen 2023
- Lounge
- Landscaped garden



## Property Description

### HALL

Door to lounge. Stairs to first floor. Radiator.

### LOUNGE

15' 0" x 11' 4" (4.58m x 3.46m) Good size lounge with bay window to front. Laminate flooring. Radiator. Doors to kitchen/diner and downstairs storage.

### KITCHEN/DINER

14' 7" x 8' 7" (4.46m x 2.64m) Stylish kitchen/diner fitted in 2023! Modern grey gloss wall & base units. Work surfaces with inset sink & drainer. Integrated Oven, hob & microwave. Tiled floor. Space for dining table. French doors to conservatory. Designer radiator.

### CONSERVATORY

9' 4" x 8' 4" (2.86m x 2.56m) Great additional living space. Door to rear garden.

### TO THE FIRST FLOOR

#### BEDROOM ONE

12' 10" x 8' 1" (3.92m x 2.48m) Double bedroom. Carpeted floor. Window to front. Radiator

#### BEDROOM TWO

11' 5" x 8' 10" (3.50m x 2.70m) Double bedroom. Carpeted floor. Window to rear. Radiator.

#### BEDROOM THREE

9' 6" x 6' 2" (2.92m x 1.90m) Single bedroom. Fitted single wardrobe over stairs. Carpeted floor. Window to front. Radiator.

#### BATHROOM

6' 0" x 5' 6" (1.85m x 1.70m) Suite comprising; bath tub with nicer shower over, WC & wash basin. Vinyl flooring. Window to

side. Towel radiator.

### TO THE OUTSIDE

#### TO THE FRONT

Lawn frontage.

#### TO THE REAR

Patio seating area and artificially turfed area. Newly concreted seating area. Gated access to single car driveway.

#### GARAGE

Good size almost double garage. Roller shutter door and door to garage. Power & light.

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

## Contact Details

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