



# T Samuel Estate Agents

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**Fir Tree Drive**  
Treharris, CF46 5BW

## FOR SALE

- 3 BEDROOMS
- GARAGE & DRIVEWAY
- DETACHED DORMA BUNGALOW
- RECENTLY REFUBISHED TO A HIGH STANDARD

**£300,000**





## Property Description

Are you looking for that special something that you can call home ?

The current owners saw the potential of this property and have brought it back to life with an amazing high quality refurbishment. Literally pack your bags and move straight in.

New windows, walls, ceilings, kitchen etc, you name it this property has it !!

Currently advertised as a three bedroom however the dining room could easily be used as a fourth bedroom as the kitchen is so spacious.

Detached with amazing views of the local mountain side. Sold with no onward chain.

The taff trail is close by providing country walks and cycle trails. The A470 is a short drive away allowing easy commute to the heads of the valley link road and to Cardiff.



Accommodation comprises: Entrance hall, lounge, dining room/4th bedroom, large kitchen/diner/family room, utility room, downstairs w.c/shower room, three bedrooms and upstairs family bathroom. Garden to the front and rear with driveway and detached garage.

#### ENTRANCE HALL

12' 11" x 5' 11" (3.96m x 1.81m) Entrance via a grey composite front door. Smooth emulsion walls and ceilings. Newly laid carpet flooring. Radiator. Power points. Stairs to first floor. Oak veneer doors to the lounge, dining room and kitchen. Under stairs storage.

#### LOUNGE

14' 4" x 12' 7" (4.37m x 3.85m) Smooth emulsion walls and ceiling with large ceiling rose. Newly laid carpets. Radiator. Power points. Large uPVC window to the front allowing in plenty of natural light.



#### DINING ROOM

12' 8" x 10' 8" (3.87m x 3.27m) Smooth emulsion walls and ceiling with coving. Newly laid carpets. Radiator. Power points. uPVC window to the front.

#### KITCHEN/DINER/FAMILY SPACE

21' 3" x 12' 5" (6.49m x 3.79m) Beautiful newly installed kitchen with ample base and wall units in grey wood with chrome handles. Marble effect work surface. Integrated fridge/freezer and integrated dishwasher. Stainless steel sink unit. Built in oven in tall larder style unit. Centre position island housing halogen hob with extracfor fan above and storage to the one side. Smooth emulsion walls and ceiling with sunken spotlights. Built in cupboard housing electric meter and fuse board. Two uPVC windows to the rear. Large area for family/entertaining, plenty of space for a dining table or could be used for a more informal setting. uPVC French doors leading to the rear allowing in plenty of natural light.



#### UTILITY ROOM

11' 11" x 8' 11" (3.64m x 2.74m) Grey wood larder unit housing combi boiler and plenty of storage underneath. Stainless steel sink unit with grey base unit underneath and complimentary marble effect work surface. Plumbed for automatic washing machine. Laminate flooring. Smooth emulsion walls and ceiling with sunken spot lights. Radiator. Power points. Oak veneer door to the downstairs w.c/shower room. uPVC door with frosted glass to the side. uPVC window to the rear.



#### DOWNSTAIRS W.C./SHOWER ROOM

7' 10" x 3' 6" (2.39m x 1.08m) White suite comprising: w.c., wash hand basin and separate walk in shower. Smooth emulsion walls and ceiling. Chrome wall mounted radiator.



#### LANDING

10' 9" x 3' 1" (3.29m x 0.95m) Smooth emulsion walls and ceiling. Newly laid carpet. Power point. Oak veneer doors to three bedrooms and upstairs family bathroom.

#### UPSTAIRS FAMILY BATHROOM

10' 3" x 6' 4" (3.14m x 1.95m) White suite comprising: Bath, w.c, wash hand basin with vanity underneath and separate shower cubicle. Smooth emulsion walls with tiles around splash back area. Smooth emulsion ceiling. Chrome wall mounted radiator. uPVC to the rear with frosted glass.

#### BEDROOM 1

13' 7" x 9' 2" (4.16m x 2.81m) Smooth emulsion walls and ceiling. Newly laid carpet. Radiator. Power points. uPVC window to the front with amazing views of the local mountain side.



#### BEDROOM 2

13' 3" x 8' 11" (4.06m x 2.73m) Smooth emulsion walls and ceiling with coving. Newly laid carpet. Radiator. Power points. uPVC window to the front. Under eave storage.

#### BEDROOM 3

10' 5" x 6' 2" (3.18m x 1.89m) Smooth emulsion walls and ceiling. Newly laid carpet. Radiator. Power points. uPVC window to the rear.



#### EXTERIOR

FRONT - Driveway leading to detached garage. Steps leading to front door. Garden to the front with mature tree.

REAR - Decorative stone area with steps leading to tiered garden.





#### 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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Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.  
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