



**Edwards & Co**  
property sales & lettings

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Swansea Road  
Merthyr Tydfil  
CF48

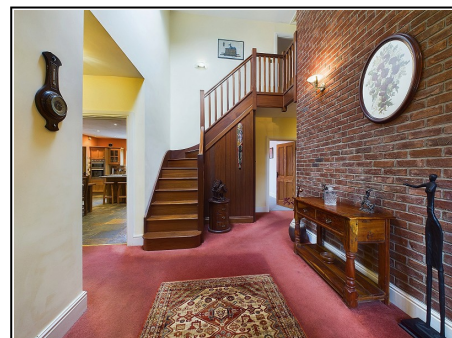
Offers in the region of £450,000



- Superb and spacious 4 bedroom detached family home
- Fabulous open-plan dining room and kitchen
- Large principal reception room and separate office
- 3 ground floor double bedrooms and family bathroom
- Excellent size first floor bedroom + large storage room
- Utility room and ground floor shower room and separate w/c
- Generous plot with deep fronted gardens and parking
- Side gardens and large paved terrace
- Offered with no onward chain
- MUST BE VIEWED

Ref: PRA53588

Viewing Instructions: Strictly By Appointment Only





## General Description

\*Fabulous 4 double bedroom family sized home on enviably located generous plot\* Edwards and Co, Cardiff are delighted to offer for sale this modern, self built, detached 2 storey home. Ideally located just off Swansea Road, in a tranquil setting, with views from the first floor bedroom towards Cyfartha Castle, the property offers very spacious ground floor accommodation together with a voluminous first floor suite of rooms ideally suited to becoming a master suite and ensuite/dressing room. The property is perfectly positioned for access to the Heads of the Valley road and the A470 with a short drive to Cyfartha retail Park, town centre and other amenities. **MUST BE VIEWED - NO ONWARD CHAIN**



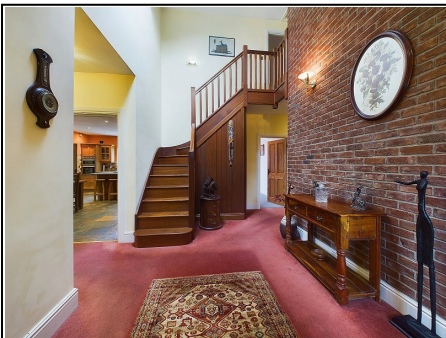
### Driveway & Front Entrance

Entered via a 5 bar gate. The block paved driveway has ample parking for 6 vehicles. Block paved pathway leading to the entrance of the property. Entered via a Golden Oak UPVC door with leaded glass windows either side into a large impressive hallway.



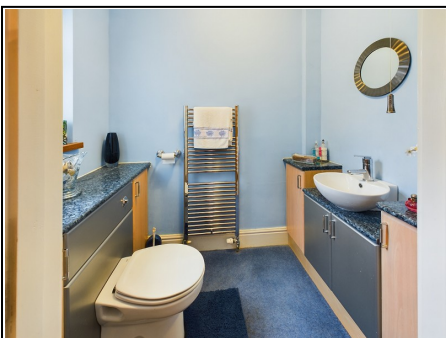
### Front Garden

A particularly large front garden, laid to lawn with mature trees and shrubs. Block paved pathway leading to front entrance.



### Entrance Hallway

Impressive and inviting entrance hallway. Dog-leg hardwood stairs lead up to the first floor. Exposed brick feature wall with beamed vaulted ceilings, radiator, Skylight, double-glazed leaded window to front elevation, large under-stairs cupboards, airing cupboard and further storage cupboard.



### Ground Floor WC (6' 4" x 4' 1") or (1.93m x 1.24m)

Double glazed window to the front of the property, heated towel rail, enclosed WC, sink with low level storage cupboards, marble effect worktops.



### Bedroom 1 (16' 4" x 15' 10") or (4.98m x 4.83m)

Double glazed leaded bay window to the front of the property, two radiators, built-in wardrobes with solid oak doors.



### Family Bathroom (8' 9" x 8' 5") or (2.67m x 2.57m)

Double-glazed obscure window to the side of the property, Travertine tiled walls and floor with feature contrasting border tiles, stand-alone bath., enclosed WC, sink. heated towel rail, walk-in shower, ample storage cupboards.



### Bedroom 2 (12' 10" x 10' 9") or (3.91m x 3.28m)

Double glazed window to the rear of the property, radiator. two sets of built-in wardrobes with solid oak doors.



### Bedroom 3 (12' 0" x 11' 10") or (3.66m x 3.61m)

Double glazed window to the rear of the property, radiator, built-in wardrobes with solid oak doors.



### Principal Reception Room

Double-glazed leaded bay window to the front of the property, double-glazed leaded obscure feature windows to the side of the property, two radiators, exposed brick feature wall with wooden beam, feature Inglenook fireplace with wood-burning stove.





### Home Office (8' 11" x 8' 9") or (2.72m x 2.67m)

An excellent size room with double glazed windows to the side of the property, radiator.



### Kitchen/Dining Room (20' 2" x 13' 10") or (6.15m x 4.22m)

Double-glazed windows to the rear of the property, range of wall and base units with solid oak doors, central island, tiled splash back, laminated work surfaces, ceramic Belfast sink and drainer, Integrated dishwasher, five-ring gas hob, electric grill and double oven, Welsh slate floor, ample room for a large dining table and chairs, solid oak door to utility room.



### Kitchen

As described



### Dining Area

As described



### Utility Room (8' 2" x 6' 1") or (2.49m x 1.85m)

Double glazed windows to the rear, range of base units, laminate work surface with stainless steel sink and drainer, tiled splash back, central heating boiler, tiled flooring, plumbing for washing machine and space for tumble dryer, radiator, Solid wood door leading to rear garden.

### Shower Room (6' 1" x 2' 10") or (1.85m x 0.86m)

Tiled walls and floor, Shower cubicle with glass door and plumbing for shower which is available. (to be installed).



## Landing View

Gallery landing with a skylight overlooking the impressive hallway. Access to:



## First Floor Bedroom (27' 11" x 20' 2") or (8.51m x 6.15m)

Impressively spacious 'L' shaped room. Double-glazed skylights to the front and rear, radiator, eaves storage cupboards.



## Storage Room (20' 4" x 10' 8") or (6.20m x 3.25m)

This versatile, large L shaped room is currently used for storage but could be easily transformed into a 5th bedroom / 3rd bathroom or dressing room with the addition of velux windows. - Large 'L' shaped room with sloping ceilings. There are no windows to this room but could easily become an en-suite, dressing room or even a fifth bedroom with window instalment



## Paved Terrace/Rear Garden

The rear garden consists predominantly of block paving and patioed areas. Decorative chipping, mature trees and shrubs add to the charm of this outside space. The rear garden offers block brick pathway with patio area, decorative chipping's and a variety of shrubs. The side garden is laid to lawn with a block brick pathway. Brick-built and rendered garden outhouse with power and light.



## Side Garden

The extremely private side garden to the right of the property is mainly laid to grass with a block paved pathway leading to the side gate.



## Storage Shed

Block and rendered storage shed with uPVC door and window. Outside security light.

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## Agents Note

Please note we are selling this property on behalf of a member of our team.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:76

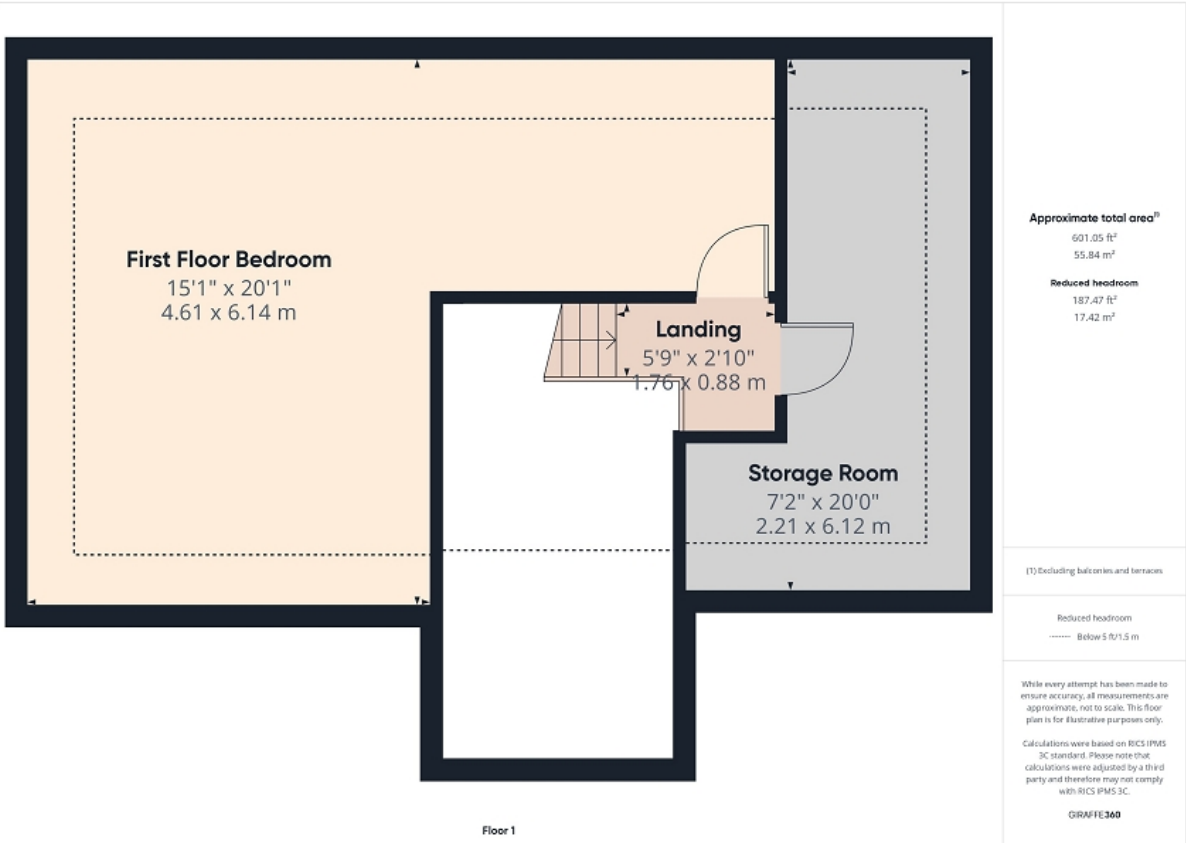
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band C

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>76</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.