

DEREK B PHILLIPS

VALUERS & ESTATE AGENTS

51 GLEBELAND STREET, MERTHYR TYDFIL, CF47 8AT

Tel: 01685 723678

email: contact@derekbphillips.co.uk

**31 SIXTH AVENUE
GALON UCHAF, MERTHYR TYDFIL CF47 9UF**



A semi-detached house pleasantly occupying a substantial corner plot having front forecourt, side driveway leading to garage plus additional secure parking to the side providing ample off road parking for vehicles, located at the end of cul-de-sac street. The property has been finished & fitted to a high standard throughout, An immaculately presented property that you can move straight into. If you are looking for a property in this area we highly recommend coming to view!

- * SEMI DETACHED HOUSE ON SUBSTANTIAL PLOT
- * FINISHED & FITTED TO A HIGH STANDARD THROUGHOUT
- * SPACIOUS FAMILY HOME
- * LOCATED AT THE END OF CUL-DE-SAC
- * SIDE GATED DRIVEWAY LEADING TO GARAGE
- * ADDITIONAL SECURE PARKING WITH ROLLER SHUTTER DOOR
- * 3 BEDROOMS
- * LOW MAINTENANCE REAR GARDEN WITH PATIO & ARTIFICIAL GRASSED AREAS
- * DOG KENNELS & WORKSHOP

PRICE £249,950

www.derekbphillips.co.uk

ENTRANCE HALL

UPVC double glazed entrance door, staircase to first floor, tiled floor, cloaks cupboard and understairs storage cupboard.

LOUNGE 5.9m x 4.3m

Wood flooring, fireplace with mock log burner, twin windows, uPVC double glazed French doors leading to rear.

KITCHEN/DINER 5.1m x 3.3m

Modern fitted units, integral Fridge/Freezer, electric oven & hob, stainless steel cooker extractor hood, plumbing for washing machine, tiled floor, uPVC double glazed rear entrance door.

(FIRST FLOOR)

NUMBER 1 BEDROOM 3.6m x 3m

Fitted wardrobes, carpeted floor, twin windows.

NUMBER 2 BEDROOM 3.3m x 2.7m

Fitted wardrobes, Combination boiler, carpeted floor.

NUMBER 3 BEDROOM 3.2m x 3m (max)

Carpeted floor, twin windows.

BATHROOM/W.C. 2.9m X 2.7m

Modern white suite, fitted bathroom units, separate shower cubicle with mains shower, tiled walls & floor, recessed spot lights.

SEPARATE WC.

White suite, vanity unit with wash hand basin, tiled walls & floor, recessed spot lights,

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Access via folding ladder, power & light, boarded, twin skylights.

OUTSIDE

Sizeable plot with front gated forecourt & side driveway leading to garage. Side access to rear garden.

Rear garden has a large patio area to a raised artificial grassed area, paved path access to additional large patio & a 2nd artificial grassed area, storage shed, purpose built dog kennels & large workshop with water, drainage & electricity, large addition parking area to side with roller shutter door.

SERVICES

All Mains Services, Gas Central Heating. uPVC Double Glazing.

Note. Central Heating, Services & appliances should be confirmed upon viewing. These are not tested by our office.

TENURE Advised Freehold

COUNCIL TAX BAND A







GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-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 as to their operability or efficiency can be given.
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