



**Brynffynnon, Llanfabon Road,  
Treharris. CF46 6PJ**

**FOR SALE**  
**£495,000**



- **4 BEDROOM DETACHED HOUSE**
- **GARAGE WITH OFF ROAD PARKING**
- **BEAUTIFUL MATURE GARDEN**



4



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## **Property Description**

T Samuel Estate Agents proudly presents this charming stone built 4 bedroom detached home. Situated on the sort after area of Llanfabon Road, Nelson. No onward chain.

This charming property offers a spacious and versatile layout, featuring an inviting living room with French doors leading to the garden and a light filled kitchen with dual aspect windows showcasing stunning countryside views.

The property comprises every day living room, dining area and kitchen. Second reception room. Utility room. Ground floor WC. To the first floor, landing, 4 double bedrooms, family bathroom with separate WC. Storage room.

The property has ample living accommodation as it is, however offers so much potential to extend or even incorporate the garage into living accommodation, subject to planning permission.

Outside, the property boasts pretty gardens mainly laid to lawn with mature trees and shrubs, a stone patio, and a babbling stream running to the rear of the garden. Off road parking leads to the garage, framed by an original stone wall and iron railings with a gated entrance.

Llanfabon Nelson is conveniently located just 15 miles north of Cardiff. Access to the A470 is just a few minutes drive away making commuting easy.

Close to all amenities, local shops, doctors surgery and primary schools. Bus station. Train stations at Ystrad Mynach and Abercynon.

Just a short walk to the local pub and nearby there are lots of country walks and even a horse riding school! The Taf Bargoed and Taff Trail are all within easy reach.

**VIEWING IS HIGHLY RECOMMENDED!!**

## **Entrance hall**

Entrance to this charming property is via composite front door. Staircase to the first floor is directly in front. Doors leading to both reception rooms. Smooth emulsion ceiling and walls

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## **Lounge diner**

8.51 m x 3.42 m

Welcome to this beautifully spacious lounge diner, perfect for both relaxing and entertaining. The room's focal point is a stunning ornate marble fireplace, complete with an inset open fire, adding a touch of elegance and warmth to the space. The open plan layout seamlessly incorporates a generous dining area, with elegant French doors that lead directly to the stone patio, flooding the space with natural light and offering serene views of the beautiful garden. Radiators. Power points. Upvc double glazed windows to the front and rear.

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## **Kitchen**

4.00 m x 3.88 m

Step into this stylish, modern kitchen, finished in sleek matt white base and wall units. The worktops perfectly complement the minimalist design, providing ample space for meal preparation.

At the heart of the kitchen is an enamel sink unit and drainer, complete with a modern chrome tap, adding a touch of sophistication. Cooking is a breeze with the integrated double fan oven and a 4 zone gas hob, all topped off with an extractor above, ensuring a streamlined look and efficient ventilation. The kitchen also benefits from an integrated under counter fridge, maximizing space and convenience. Smooth emulsion ceiling with sunken spotlights. Radiator. Power points.

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## **Second reception**

3.97 m x 3.70 m

The second reception room with smooth emulsion ceilings and walls, offering a bright and neutral backdrop. There is ample space for various furniture arrangements, making it ideal for a range of uses. A Upvc double glazed window to the front allows plenty of natural light, enhancing the welcoming and airy feel of the space. Radiator. Power points.

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## **Rear hallway**

1.98 m x 0.88 m

Smooth emulsion ceiling and walls. Upvc door to the rear and door leading to ground floor WC

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## **WC**

1.08 m x 0.88 m

Convenient WC, complete with wash hand basin. Smooth emulsion ceilings and walls, creating a clean and modern look. A timber-framed window to the rear, allowing natural light to brighten the space. Radiator.

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## **Family bathroom**

2.81 m x 2.08 m

This modern and stylish bathroom offers a luxurious 3-piece suite, comprising a sleek bathtub, a separate corner shower, and a wash hand basin. Fully tiled throughout, the bathroom features an eye-catching mosaic accent for added design flair. A timber framed double glazed window to the rear allows natural light to pour in, complementing the serene atmosphere of this beautifully finished space. Smooth emulsion ceiling. Stylish chrome heated towel rail.

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## **WC**

1.81 m x 0.88 m

WC complimenting the bathroom suite. Smooth emulsion ceiling and tiled walls with attractive mosaic feature. Timber double glazed window to the rear

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## **Landing**

Smooth emulsion ceiling and walls. Timber painted balustrade, Exposed floorboards. Doors leading to all 4 bedrooms, family, bathroom and WC

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## **Master bedroom**

5.48 m x 4.00 m

This spacious L-shaped master bedroom offers plenty of room for all your furniture, creating a versatile and comfortable retreat. The room is flooded with natural light from two UPVC double-glazed windows to the front, enhancing the bright and airy feel. Finished with smooth emulsion ceilings and walls, the original floorboards add character and warmth. Additional features include a radiator for comfort and multiple power points for convenience

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## **Bedroom 2**

3.94 m x 3.55 m

Smooth emulsion ceiling and walls. Radiator. Power points. Timber double glazed window to the rear with lovely farmland views. For added convenience, the room features built in wardrobes, offering ample storage and helping to maintain a clutter free, organized space

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### **Bedroom 3**

4.00 m x 3.40 m

Smooth emulsion ceiling and walls. Ample double bedroom with Upvc double glazed window to the front. Radiator. Power points.

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### **Bedroom 4**

Smooth emulsion ceiling and walls. Radiator. Power points. Timber double glazed window to the rear.

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### **Storage room**

1.73 m x 1.00 m

This versatile storage room is the perfect solution for a walk in wardrobe, providing ample space to organise your clothing, shoes, and accessories. Smooth emulsion ceiling and walls.

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### **Garage**

6.72 m x 5.60 m

This garage is equipped with a convenient electric roller shutter door, providing easy vehicle access. It also features a separate pedestrian entrance at the rear through an aluminium door, with an adjacent window. Whether you envision it as the perfect workshop or simply as secure parking, this versatile space offers plenty of potential.

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## **Outside space**

The property boasts beautifully maintained gardens mainly laid to lawn, enhanced by mature trees and shrubs that create a peaceful and private setting. A charming stone patio offers the ideal spot for outdoor relaxation, while a delightful babbling stream meanders through the garden, adding to the serene atmosphere. Off-road parking leads to the garage, with the front boundary defined by an original stone wall and elegant iron railings, complete with a gated entrance for added character and security.







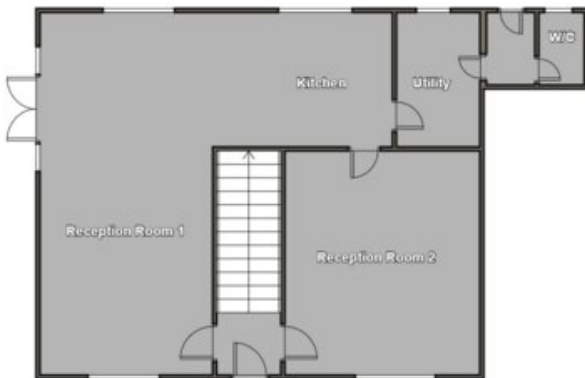




# EPC

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## FLOORPLAN



### 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.

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