

Features

- Spacious Three Double Bedroom
Detached Bungalow
- Three Reception Rooms
- Kitchen and Utility Room
- Set on Large Plot
- Wrap Around Garden
- Off Road Parking

£275,000

Maes Yr Awel, Dowlais Top CF48 3PS

Walker and Lewis are pleased to present for sale this well maintained three double bedroom detached pure bungalow set on large plot with wrap around gardens. The property is located in the popular residential area of Dowlais, close to the Town Centre and local schools & shops plus you have great access to the A470 & A465. This spacious bungalow comprises of porch, entrance hall, large lounge, seperate dining room, good size kitchen and utility room plus converted garage which would make an ideal sitting room or home office. To the right of the bungalow you have three double bedrooms plus large shower room. The property benefits from front, side and rear gardens with off road parking. The property is in need of some updating. Would make an ideal family home. Viewing recommended.

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 **Walker & Lewis**
ESTATE AGENTS

ENTRANCE HALL

Entered via upvc panelled and glazed door to porch area with panelled and glazed door to hallway with doors to all rooms. Built in storage cupboard.

LOUNGE 19'3" x 13'2" (5.88m x 4.01m)

Feature fireplace with electric fire. Upvc double glazed window to front.

DINING ROOM 13'1" x 8'8" (3.99m x 2.64m)

Window to rear.

KITCHEN 12'9" x 12'7" (3.88m x 3.84m)

Fitted with a range of units comprising inset one and a half stainless steel sink unit. Serving hatch to dining room. Window to rear. Door to utility.

UTILITY ROOM 9'9" x 8'8" (2.98m x 2.64m)

Plumbing for automatic washing machine. Window to rear. Door to rear porch and door to sitting room.

SITTING ROOM

17'3" x 9'9" (5.26m x 2.97m)

Previously the garage now ideal as a separate sitting room or home office. Patio doors to front.

BEDROOM 1

13'9" x 11'11" (4.18m x 3.62m)

Upvc double glazed window to front. Built in storage cupboard.

BEDROOM 2

13'9" x 9'9" (4.18m x 2.98m)

Upvc double glazed window to front.

BEDROOM 3

11'11" x 8'6" (3.63m x 2.60m)

Window to rear. Built in storage cupboard housing loft access.

SHOWER ROOM

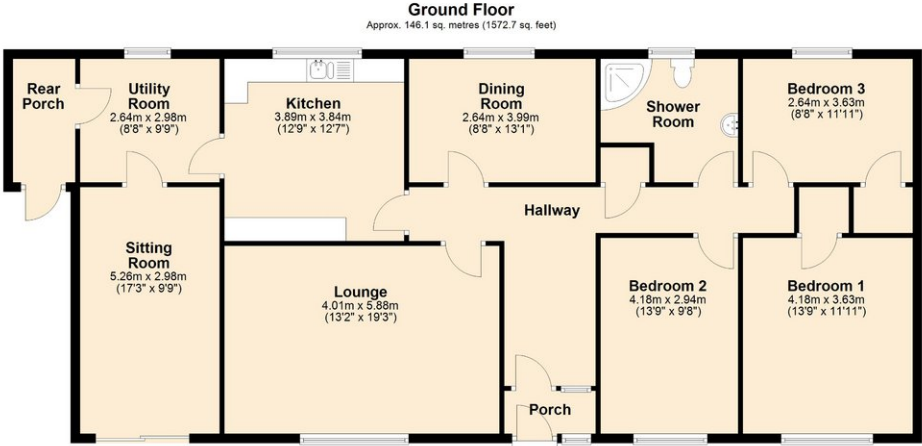
Spacious shower room with corner shower cubicle, pedestal wash hand basin and close coupled w.c. Window to rear.

OUTSIDE

Front, side and rear gardens with gravel area and lawn which wraps around. Gate giving access to off road parking.

Floorplan

EPC



Total area: approx. 146.1 sq. metres (1572.7 sq. feet)

Plan is not to scale
Plan produced using PlanUp.