



4 Graig Close, Abercanaid, Merthyr Tydfil, CF48 1RA

£435,000 Freehold

pa black



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Perfectly positioned within this small private development of just 4 properties you will find this imposing double fronted detached property of large proportions.

Offered for sale with no chain.

Quietly tucked away in the corner and upon this impressive plot - we believe from the owners to be approximately 1/4 of an acre and backing onto protected woodland.

This spacious and versatile layout makes for a superb family home.

Comprising a spacious and welcoming entrance hall, impressively large lounge with sliding patio doors into a mature and private garden, equally spacious dual aspect kitchen with dining area - extensively fitted with a double oven range cooker, rear lobby plus utility/cloakroom/wc plus access to the large integral garage.

From the first floor galleried landing there are 5 double bedrooms - the master with dressing room & sizeable en-suite shower room/wc plus the large family bathroom/wc.

Complimented with gas central heating & upvc double glazing.

The impressive gardens consist of a generous frontage with an area sweeping to the entrance to the close and containing 3 large additional off road parking spaces with the possibility to build (subject to relevant planning consent), the enclosed gated front garden with drive allowing for triple off road parking and leading to a large integral garage, further lawned gardens to the sides of the property lead to a large private garden with its incredible backdrop of mature trees including a superb tree house built within 2 oak trees.

Viewing highly recommended.

Location

Abercanaid is a small village situated 2.5 miles south of Merthyr Tydfil town centre with local amenities of Cyfarthfa Retail Park and Trago shopping and leisure complex close by.

Easy access to major road links - 19 miles to junction 32 of the M4. Nearby A470 Trans Wales Highway - Cardiff to North Wales and A465 - Neath/Swansea to Abergavenny routes.

The property is set off a quiet, no through road at the edge of Abercanaid village within easy walking distance of Abercanaid Community School. The village boasts 3 pubs a village store and Pentrebach train station.

Graig Close is a 2 minute walk from the Taff Trail a popular walking and cycle path that follows the course of the River Taff for much of its 55 miles from Cardiff Bay to Brecon.

Located a 5 minute walk from the property is Bike Park Wales the UK's largest all weather mountain bike destination with over 40 trails through the Welsh mountainside with stunning views of Pen Y Fan and the Brecon Beacons.





Entrance Hall

11' 6" x 9' 5" (3.51m x 2.87m)

Enter via a upvc door with side glazed panels into a spacious and welcoming entrance hall, Allowing access to the lounge, dining area and kitchen, a mahogany dog leg staircase rises to the first floor galleried landing, fitted carpet.

Lounge

23' 11" max x 15' 10" max (7.29m max x 4.83m max)

Impressively spacious L-Shaped living room, engineered wooden floor, window to front plus sliding patio doors to the rear overlooking and allowing access into the large private garden, TV point, telephone point, coving to the ceiling.

Kitchen Dining Room

16' 6" max x 19' 9" max (5.03m max x 6.02m max)

Superb room with the kitchen open plan to the dining room, kitchen extensively fitted with a good range of wall and base units with round edge worktop and inset one and half bowl stainless steel sink & drainer with mixer tap and tiled splash backs, features include under-lighting, corner carousel unit, pelmet lighting and glazed display cabinets, plumbed for dishwasher with Rangemaster double oven & grill range cooker with 4 gas burners plus hot plate, cast iron griddle and cooker hood over, window to rear, tiled floor.

The dining area has a solid wooden floor and window to front plus coving to the ceiling.

Lobby

Tiled floor, access into the garage and space for an American style fridge/freezer, window to rear and door to garden.

Utility Cloakroom

7' 8" x 5' 11" (2.34m x 1.80m)

With round edge worktop plus fitted wall cupboards, plumbing for washing machine and space for other white goods, wall mounted combination boiler, window to side, pedestal wash hand basin and close coupled wc, tiled surround, tiled floor.



First Floor Gallered Landing

Classic galleried landing with mahogany banister rail and spindles, allowing access to all rooms plus access to the loft - part boarded with light, fitted carpet, window to front.

Bedroom 1

16' 5" x 12' 9" (5.00m x 3.89m)

Master double bedroom, window to front, fitted carpet, TV point, telephone point, 2 double wardrobes.

Dressing Room

7' x 5' 4" (2.13m x 1.63m)

Window to rear, fitted carpet, room for 2 double wardrobes to the side.

En Suite Shower Room

Fitted with a modern white suite and comprising a tiled glass enclosure, vanity wash hand basin and close coupled wc, tiling to all walls, window to rear, heated chrome towel rail.



Bedroom 2

13' x 9' 10" (3.96m x 3.00m)

Double bedroom, window to front, fitted carpet, TV point, telephone point, 3 double wardrobes.

Bedroom 3

10' 4" x 9' 10" (3.15m x 3.00m)

Double bedroom, window to rear, wooden laminate flooring.

Bedroom 4

11' 11" x 9' 10" (3.63m x 3.00m)

Double bedroom, window to front, wooden laminate flooring and 3 double wardrobes to the side.

Bedroom 5

11' x 7' (3.35m x 2.13m)

Double bedroom, window to rear, carpet fitted.



Bathroom

11' 9" x 6' 9" (3.58m x 2.06m)

Superbly spacious family bathroom fitted with a panel corner bath with shower attachment, pedestal wash hand basin, close coupled wc and bidet, tiled surround, wooden laminate flooring and window to rear.



Garden

Impressive frontage with an area of shrubs and trees to the side sweeping down to the entrance of the close including 3 large additional parking spaces, a curved brick wall retains a lawned front garden with wrought iron gates allowing access to a triple width drive and leading to the garage, established shrub borders & landscaping, exterior lighting, further lawned garden to the side leads to the rear garden, incredible rear garden backing onto protected woodland with its immense backdrop of mature trees, with a central lawn and full width paved terraced patio, exterior lighting, outside tap, exterior double power socket, established shrubs and landscaping, outbuildings include 2 large garden sheds and green house, to one corner a raised decked patio with pergola, rear fencing including a 'secret' gate into the woodland, tree house built within 2 oak trees.



Garage

16' 1" x 13' 6" (4.90m x 4.11m)

Large Integral garage accessed via twin wooden doors, light & power supply, window to side.







133 High Street, MERTHYR TYDFIL, Mid Glamorgan, CF47 8DN

EPC Rating: D

Property Ref: MER303205 - 0011



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