



Efail Shingrig, Trelewis

Price £299,950

BRINSONS

Efail Shingrig, Trelewis

GRAND 3 double bedroom detached property with a workshop/ double garage and planning permission for a two bed dwelling! Offered for sale with no chain. Internal inspection is highly advised.

Description

Excellent opportunity to purchase this grand old 3 double bedroom detached property with workshop which has planning permission for a two bedroom dwelling. The property is only a short drive away from the A470 Cardiff to Merthyr trunk road.

Accommodation

The spacious accommodation briefly comprises to the ground floor entrance porch, entrance hall, lounge, dining room, kitchen, conservatory and steps leading down to cellar. Whilst to the first floor there are 3 double bedrooms, shower room and separate WC. Outside there is an outbuilding which has been used as a workshop, open with utility area behind and well stocked gardens to front and rear.

Entrance Porch

Entered from the front via archway into porch with original half tiled walls. Extra wide UPVC triple glazed door to front with stained glass panel. Arched windows. Timber wood panelling to ceiling. UPVC half glazed door leading to;

Entrance Hall

Original wood panel doors leading main lounge and dining room. Radiator. Dado rail. Coved ceiling. Carpet as fitted. Telephone point.

Dining Room 11'9 x 10'9 (3.58m x 3.28m)

Generous size second reception room with UPVC double glazed door leading to front. Hatch to kitchen. Radiator. Arched alcoves. Carpet as fitted.

Lounge 25' x 17' (7.62m x 5.18m)

Extremely spacious main reception room with UPVC double glazed window to front, side and rear. Two radiators. Feature stone fire place with matching hearth. Textured coved ceiling. Turned staircase leading to first floor. Plank style door leading to inner lobby providing half glazed door to rear garden. Door leading to cellar plus direct access to;

Kitchen 13'2 x 6'10 (4.01m x 2.08m)

Fitted with a comprehensive range of quality wall and base units with stainless steel splash backs. 'Dual fuel' range cooker with extractor over. Granite worktops with inset sink. Spot lights to ceiling. Access to;

Conservatory 8'9 x 7'11 (2.67m x 2.41m)

Slate tile flooring. Hardwood effect UPVC construction. Double radiator. Outlook directly onto rear garden.

Cellar 10'11 x 15' (3.33m x 4.57m)

Useful space with double radiator. Shelving. Concrete flooring. Power and light. Ideal study/hobby room.

First Floor

Landing

Approached via carpeted stairs with open spindle balustrading. Two hardwood effect UPVC windows to rear. Hatch to large loft space with pull down ladder. Wood panel doors to all further rooms.

Bedroom One 15'11 x 11'6 (4.85m x 3.51m)

Two hardwood effect UPVC tilt and turn windows to front. Built in wardrobes with sliding doors providing generous storage. Carpet. Double radiator.

Bedroom Two 13'8 x 8'6 (4.17m x 2.59m)

Spacious double bedroom with UPVC tilt and turn window to rear garden. TV wall mount. Double radiator. Carpet as fitted.

Bedroom Three 11' x 10'10 (3.35m x 3.30m)

Another double size bedroom with UPVC double glazed window to front. Radiator. Carpet as fitted.

Shower Room

Modern quadrant shower cubicle with contemporary shower fitting with numerous attachments and jets. Inset china sink in vanity unit. Storage

cupboards. Chrome heated towel rail. Ceramic tile walls. Obscure UPVC double glazed window to side.

WC

Comprising high level WC. Obscure UPVC double glazed window to front. Fully tiled walls.

Outside

Outbuilding 32'8 x 26'5 (9.96m x 8.05m)

Front Outbuilding

Main old forge area with double roller shutter doors, one manual and one electric.

Rear Outbuilding

Utility area with a basic range of units with laminate worktop. Inset single drainer sink with mono-bloc tap. UPVC double glazed window. Plumbing for automatic washing machine. Separate WC. Power and light.

Front Garden

Paved pathway leading to front entrance. Side access. Mature shrubs and bushes.

Rear Garden

Enclosed rear garden with steps leading to lawned and paved patio areas. Mature shrubs and bushes.

Tenure

We have been advised by the sellers that this property is Freehold. This should be verified by the purchasers solicitor or surveyor.

Council Tax

Band D.

Price £299,950

4 Market Street, Caerphilly, Mid Glamorgan, CF83 1NX

T: 02920 867711 E: sales@brinsons.co.uk

BRINSONS





GROUND FLOOR
APPROX FLOOR
AREA 64.2 SQ.M
(692 SQ.FT.)

1ST FLOOR
APPROX FLOOR
AREA 65.3 SQ.M
(703 SQ.FT.)

BASEMENT LEVEL
APPROX FLOOR
AREA 15.35 SQ.M
(164 SQ.FT.)

NOT TO SCALE
TOTAL APPROX. FLOOR AREA 134.8 SQ.M (1448 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 guidance purposes only and should be used as such by any prospective purchaser. The services supplied in accordance with this plan are not intended to be used as a guarantee as to their operability or efficiency can be given.
Made with MapInfo 12.0.16



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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