



herbert r thomas

Parc Farm  
Brooklands  
Nelson, Treharris, CF46 6DR

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# Parc Farm

Asking price **£525,000**

Offered to the market for the first time since its construction, this generous sized four double bedroom detached family home, sits in a rural position on the periphery of Nelson, within walking distance to its amenities and services.

Four double bedroom detached family home.

Sought-after semi Rural location on the periphery of Nelson.

Panoramic, far-reaching countryside views.

Generous size garden plot in need of landscaping.

First time to market since construction.

Vacant possession, and no ongoing chain.





Parc Farm is a generous sized, four double bedroom detached family home, offered to the market for the first time since its construction approximately 40 years ago. It is situated in an enviable semi rural location, within walking distance to Nelson Village Centre and has excellent commuting options via the A470. The property sits in grounds totalling approximately 0.79 acres and enjoys panoramic, far-reaching countryside views over neighbouring farmland.

The accommodation briefly comprises; central entrance HALLWAY with stairs rising to the first floor accommodation, flooded with light from a window on the half landing. The LIVING ROOM (15'2" x 24'11") is a large reception room with glazed patio doors, windows to front and large picture window to side enjoying views over the garden and into the field beyond. The DINING ROOM (14'5" x 12'8") has a large picture window to

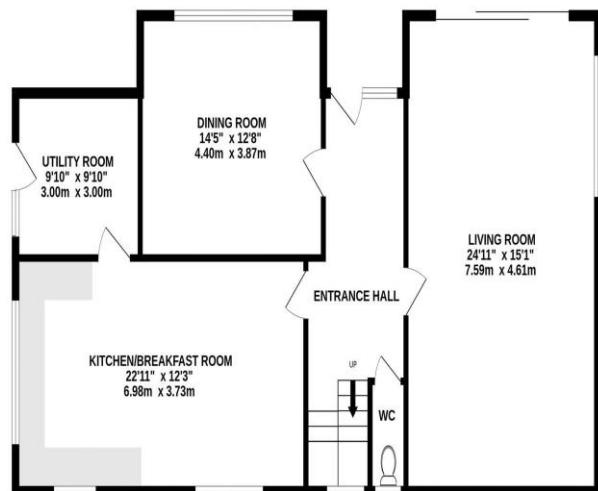
front. The open plan, KITCHEN/ BREAKFAST ROOM (11'9" x 22'9") is dual aspect with two windows to rear and a further window to side. Within the kitchen is a range of cream, shaker style base and wall mounted units with butchers block work surfaces with splashback tiling over, integrated oven, four burner gas hob with cooker hood above, fridge/freezer and dishwasher. The room has ceramic tile flooring throughout which continues into the UTILITY / SIDE HALLWAY (9'10" x 9'10"), this useful room has a window and part glazed door to side. It has a further fitted range of base units and has space for white goods. Finally, on the ground floor is a CLOAKROOM housing a two piece suite.

The first floor gallery landing with tongue and groove ceiling, has a built-in airing cupboard housing Worcester gas-fired combination boiler. The property offers four generous sized double bedrooms. BEDROOM ONE (12'2"

x 15'7"), BEDROOM TWO (12'8" x 14'7") and BEDROOM THREE (11'1" x 12'8") are all located at the front of the property, enjoying the same far-reaching views. Bedroom one benefits from an updated EN-SUITE SHOWER ROOM (8'11" x 6'6") housing a white three-piece suite, including a mains power shower within the shower cubicle with full tiling to floor and walls. BEDROOM 4 (11'10" x 13'3") has a window to side. The updated FAMILY BATHROOM (8'3" x 8'11"), in the same style as the ensuite shower room, has a white four piece and includes a panelled bath and separate shower cubicle with full tiling to walls.

The property is accessed via a shared private driveway. It's private drive is flanked by neighbouring fields and leads to a large parking area. Landscaping is required to this yard area and the gardens which surround the property. The plot is enclosed by stock proof fencing and has an abundance of mature shrubs and tree specimens.

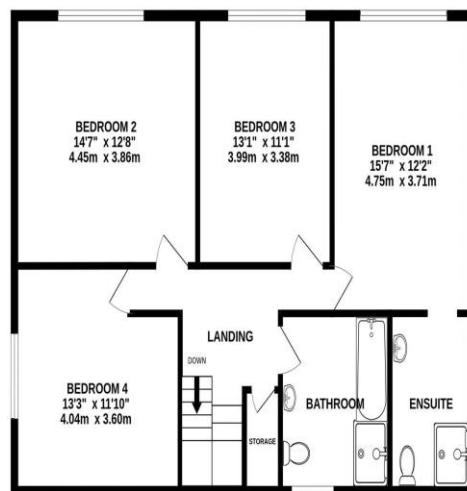
GROUND FLOOR  
1077 sq.ft. (100.1 sq.m.) approx.



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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1ST FLOOR  
899 sq.ft. (83.5 sq.m.) approx.





## Directions

Travel north along the A470. At the roundabout, take the third exit signposted Nelson. Proceed over the next roundabout and continue on this road into Nelson Village Centre. At the roundabout turn left onto the B4255, Shingrigg Road. As you are leaving the village turn left onto Brooklands and follow this Lane to Parc Farm.

## Tenure

Freehold

## Services

Mains water, electric, gas and cesspit drainage  
Council Tax Band E  
EPC Rating

### Energy rating and score

This property's current energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing strictly by appointment through Herbert R Thomas

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