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26 Manor Court
Edwardsville, Treharris,
CF46 5NZ

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Asking price **£450,000**

This modern, four-bedroom, detached family home has undergone significant improvement by the current owners. It sits in an elevator position enjoying far reaching views within this sought-after and conveniently located development.

Modern four-bedroom detached family home.

Highly sought after and conveniently located development.

Two reception rooms, plus impressive open plan kitchen/dining room.

Utility room plus ground floor cloakroom.

Four bedrooms to first floor, bedroom one with en-suite shower room.

Generous sized family bathroom.

Off-road parking plus under craft garage/workshop.

Landscape Gardens to front and rear.

Walking distance to Quakers yard railway station.





This modern, four bedroom, detached family home has undergone significant improvement by the current owners.

It offers beautifully presented accommodation, ideal for a large or growing family and is situated in a sought-after, elevated position enjoying far reaching views of the 'Giants Bite'.

The property is conveniently located within walking distance to Quakers yard train station and is just a short drive to major transport links via the A470.

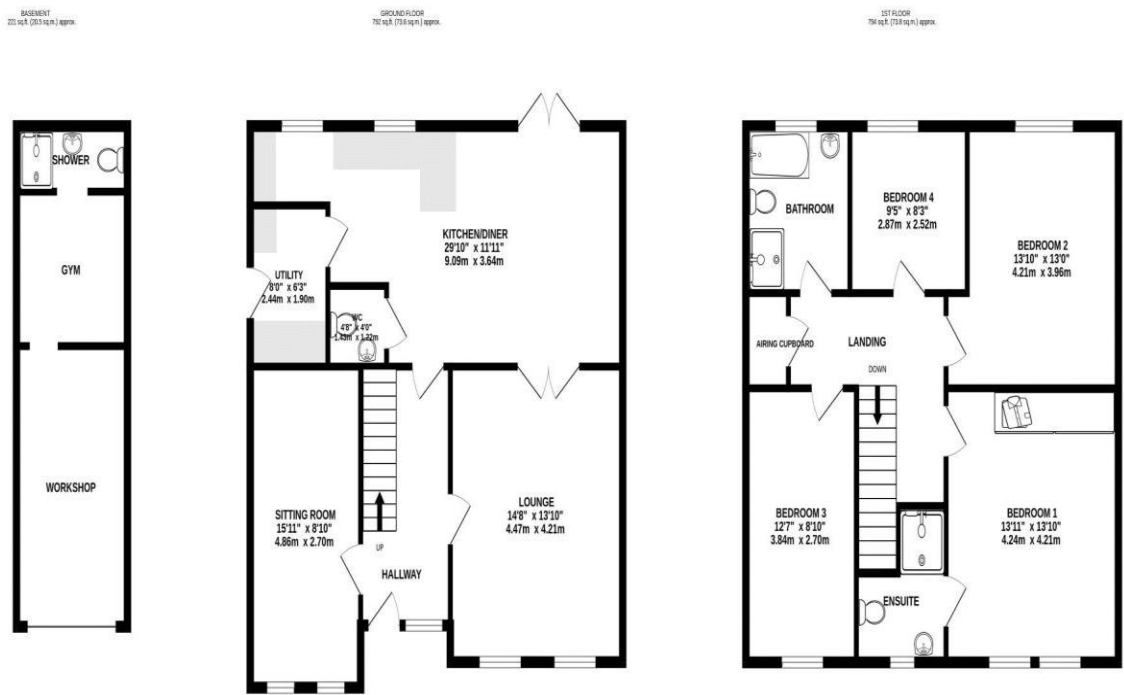
The accommodation comprises: An entrance HALLWAY with stairs to first floor, with useful storage drawers and cupboard space below. The hallway is flanked by two reception rooms. The LOUNGE and SITTING ROOM (currently a children's

playroom) both enjoying views across the Valley. The lounge has a feature fireplace plus part glazed double doors leading into the KITCHEN/ DINING ROOM. This impressive space is the hub of the house. It has French doors plus two windows giving access and views into the rear garden and offers an extensive range of high gloss, white base units plus glazed wall mounted cabinets. Wood effect worksurfaces with splashback tiling over extends to a breakfast bar. Space and plumbing for a 'Range' Cooker with extractor hood over. Integrated dishwasher and fridge. The room has feature wood panels to walls and high gloss wood affect ceramic tiled flooring. This continues into the UTILITY ROOM which has a pedestrian door to side plus a further fitted range of base, wall mounted and larder units. It has space and

plumbing for white goods. Finally, off the kitchen is a ground floor CLOAKROOM housing a white two-piece suite.

The first-floor LANDING with loft inspection point plus built-in airing cupboard housing a Worcester combination boiler, gives access to the bedroom accommodation. BEDROOM ONE is a generous sized double bedroom with a fitted range of wardrobe furniture and EN-SUITE SHOWER ROOM housing a white three-piece suite including fully tiled shower cubicle. Bedroom one and BEDROOM THREE enjoy far reaching views of the 'Giant's Bite'. BEDROOM TWO and BEDROOM FOUR are located at the rear of the property enjoying views of the garden. The FAMILY BATHROOM has a white four piece suite, including a panel bath plus a fully tiled shower cubicle.

Outside to the front of the property is paved parking for two vehicles. A roller shutter door gives access to an under-croft GARAGE, currently divided into a workshop plus a separate home gym with a toilet and shower room off. Steps from the driveway lead up to the house where there is a two-tiered low maintenance garden with ornate gravel and decked areas. Gated side access leads into the enclosed rear garden which has a flagstone laid patio from the rear of the property out onto a level lawn with mature trees.



TOTAL FLOOR AREA: 1807 sq.ft. (167.9 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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Directions

From junction 32 of the M4, travel north along the A470. Continue to the Quakers Yard roundabout and turn right signposted Nelson. At the next roundabout turn left onto Cardiff Road B4254, proceed towards Edwardsville passing the Church on your left hand side, then turn next left onto Windsor Road. Turn second left onto Taff Vale and right at the T junction. Continue along Taff Vale then right onto Manor Court bearing left as the road forks then first right into a cul-de-sac where No.26 can be found on your left hand side.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band F
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

