



Heron Drive

Penallta Hengoed, CF82 6AJ

£99,950

- GROUND FLOOR APARTMENT
- MODERNISED THROUGHOUT
- SPACIOUS LOUNGE
- ONE BEDROOM
- OFF ROAD PARKING SPACE
- TASTEFUL DECOR

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**** TASTEFUL DECOR * MODERNISED THROUGHOUT * PARKING SPACE * OPEN PLAN LIVING ****

Sell right Estate Agents are pleased to bring to the market this recently decorated one bedroom ground floor apartment in Penallta. The property is well served by being within short walking distance to local amenities and transport links. The property has also been tastefully decorated by the current owner throughout. The accommodation comprises of an entrance hallway, two amply sized storage cupboard, spacious lounge, contemporary kitchen, modern bathroom and a roomy double bedroom with built in wardrobes. Externally the property benefits from a parking space just outside the apartment block. Please contact Sell Right Estate Agents to book your viewing on this lovely property.

- Tenure: Leasehold
- Term Remaining: 108 years
- Annual Ground Rent: £200
- Service Charges: £129.47 per month
- Council Tax Band: B
- Water - Mains feed
- Electricity - Mains feed
- Sewerage - Connected to public sewer
- Heating - Electric heaters
- Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Hallway

Plastered and papered walls, laminate flooring, electric heater, doors to built in storage cupboards, bathroom, bedroom and lounge.

Bathroom 6' 5" x 6' 5" (1.95m x 1.95m)

UPVC double glazed window to rear, plastered and tiled walls, plastered ceiling, tiled flooring, W.C, wash hand basin, paneled bath with over head shower and glass side screen.

Bedroom 11' 7" x 9' 4" (3.54m x 2.85m)

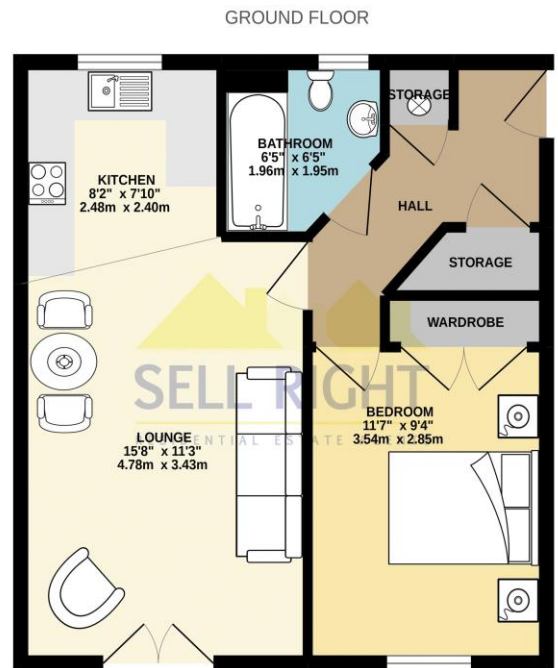
UPVC double glaze window to front, plastered and wood paneled walls, plastered ceiling, laminate flooring, electric heater, doors to wardrobes.

Lounge 15' 8" x 10' 11" (4.78m x 3.34m)

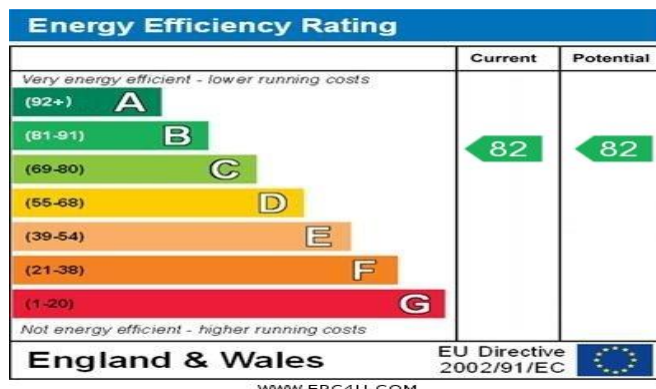
UPVC double glazed patio doors to front with Juliet balcony, plastered and wood paneled walls, plastered ceiling, laminate flooring, electric heater, opening to kitchen.

Kitchen 8' 2" x 7' 10" (2.48m x 2.40m)

UPVC double glazed window to rear, papered walls, plastered ceiling, laminate flooring, wall and base units with laminate work tops, sink unit with mixer tap, integrated oven and hob with over head extractor hood.



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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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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Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.