



## Upper Wood Street

Bargoed, CF81 8PF

**£145,000**

- ON STREET PARKING
- END OF TERRACE
- THREE DOUBLE BEDROOMS
- COMBI BOILER
- BAY FRONTED
- CLOSE TO TOWN CENTRE

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**\*\* NO ONWARD CHAIN \* THREE DOUBLE BEDROOMS\* NEUTRALLY DECORATED THROUGHOUT \* COMBINATION BOILER \* ON STREET PARKING \*\***

Sell Right Estate Agents are pleased to bring to the market this spacious and bay fronted three bedroom end of terrace property in the heart of Bargoed. The property is conveniently located by being within walking distance to all local amenities and transport links. The ground floor accommodation boasts a porch, hallway, bay fronted lounge/diner, modern kitchen, rear lobby and bathroom. The first floor accommodation comprises of a landing area which offers access to the loft and three double bedrooms. Externally the property boasts and courtyard to the front and a low maintenance garden with artificial turf to the rear. Please call Sell Right Estate Agents to book your viewing on this lovely property.

Tenure: Freehold

Council Tax Band: B

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Mains fed gas via combi boiler

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>

### Entrance Porch

UPVC double glazed door to front, plastered walls, textured ceiling, laminate flooring, door to hallway.

### Hallway

Plastered walls, textured ceiling, laminate flooring, radiator, door to lounge/diner, stairs to first floor landing.

### Lounge/Diner 22' 1" x 11' 10" (6.74m x 3.60m)

UPVC double glazed bay window to front, UPVC double glazed window to rear, plastered and papered walls, textured ceiling, laminate flooring, radiators, doors to under stairs storage and kitchen.

### Kitchen 10' 4" x 9' 7" (3.15m x 2.91m)

UPVC double glazed window to side, plastered walls and ceiling, laminate flooring, radiator, wall and base units with laminate roll top work surfaces, sink unit with mixer tap, integrated oven and gas hob with over head extractor fan, door to rear lobby.

### Rear Lobby

UPVC double glazed door to side, plastered walls and ceiling, laminate flooring, door to bathroom.

### Bathroom 7' 2" x 9' 5" (2.18m x 2.88m)

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

### First Floor Landing

Plastered walls, textured ceiling, laminate flooring, loft access, doors to three bedrooms.

### Bedroom One 10' 1" x 13' 11" (3.07m x 4.23m)

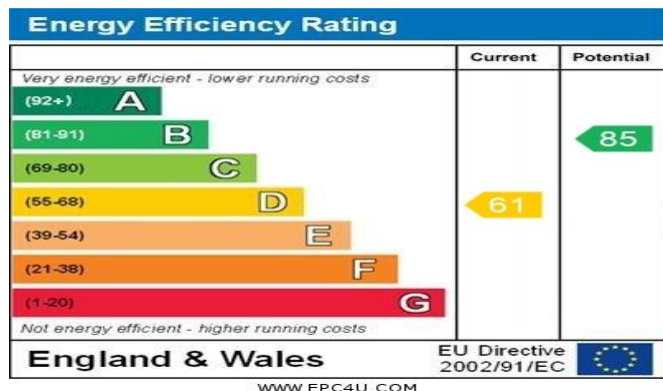
UPVC double glazed windows to front, plastered walls, textured ceiling, laminate flooring, radiator.

### Bedroom Two 10' 8" x 9' 1" (3.26m x 2.76m)

UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator.

### Bedroom Three 9' 1" x 9' 8" (2.78m x 2.94m)

UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator, door to cupboard housing combi boiler.



#### DISCLAIMER

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

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.