



9 Harrier Avenue, Hengoed CF82 6BD

Offers over £350,000

****IMMACULATE, EXTENDED THREE BEDROOM DETACHED HOUSE****

Nestled in the charming area of Harrier Avenue, Penallta, Hengoed, this delightful, extended detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space, each bedroom is designed to provide a peaceful retreat and also benefits from master en-suite, family bathroom and ground floor wc. The house boasts a fantastic Shaker style fitted kitchen with integrated appliances, breakfast island and open plan to dining space and family room. and a separate lounge. perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle. The property also features three bathrooms, providing ample convenience for busy households and ensuring that everyone has their own space.

For those with vehicles, the property offers a detached garage and driveway providing parking, a valuable asset in today's busy world. This feature not only adds to the convenience but also enhances the overall appeal of the home.

Set in a friendly neighbourhood, this residence is well-positioned to enjoy the local amenities and the beautiful surrounding countryside. Whether you are looking for a family home or a peaceful retreat, this property on Harrier Avenue is sure to impress. Don't miss the opportunity to make this lovely house your new home.



Entrance Hall

Composite entrance door, plastered walls and ceiling, laminate floor, radiator, power points.

Lounge

18'1" x 10'7" (5.52 x 3.24)

UPVC double glazed windows to front, plastered walls and ceiling, carpet to floor, radiators, power points.

Kitchen/Breakfast and Dining Room

12'0" x 18'1" (3.66 x 5.52)

Matching base and wall units with breakfast island, integrated gas 5 ring hob, double eye level oven, fridge freezer, dishwasher and wine fridge, roll edge work top, tile splash back, stainless steel sink and a half with drainer and mixer tap, plastered walls and ceiling, laminate floor, radiator, power points.

Family Room

18'1" x 11'3" (5.52 x 3.44)

UPVC double glazed sliding patio doors and windows to rear, door to side, UPVC double glazed apex sky light, electric fire, plastered walls and ceiling, laminate floor, radiator, power points.

Cloakroom W/C

3'7" x 5'0" (1.11 x 1.53)

Close couple w/c, corner sink, plastered walls and ceiling, laminate, radiator.

Landing

Plastered walls and ceiling, carpet to floor, cupboard housing boiler, radiator, power points.

Bedroom 1

11'8" x 10'9" (3.56 x 3.28)

UPVC double glazed window to front, plastered walls and ceiling, built in wardrobes, carpet to floor, radiator, power points.

En-Suite

10'9" x 6'3" (3.28 x 1.91)

UPVC double glazed obscured window to front, walk in shower, tile splash back, vanity sink unit , close couple w/c, heated towel rail, vinyl floor.

Bedroom 2

9'6" x 9'3" (2.91 x 2.84)

UPVC double glazed window to rear, plastered walls and ceiling, carpet to floor, radiator, power points.

Bedroom 3

9'3" x 8'3" (2.84 x 2.53)

UPVC double glazed window to rear, plastered walls and ceiling, carpet to floor, radiator, power points.

Bathroom

6'2" x 6'11" (1.89 x 2.12)

UPVC double glazed obscured window to side, panel bath with shower over, hand wash basin, close couple w/c, heated towel rail, plastered walls and ceiling, power point.

External

To Front: Artificial lawn area , flower/shrubbery with slate chippings.

To Rear: Patio area, artificial lawn, decking with a lovely pergola BBQ area.

Garage

Detached garage, side access and up and over doors, power and light, drive providing ample off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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