

45 Derwendeg Avenue, Hengoed, CF82 7HR

£135,000

New Horizons are pleased to offer for sale this lovely semi detached property in a popular residential location close to local shops, schools, amenities and within ten minutes walk of the local train station. The property is currently tenanted and the tenant would ideally like to stay so this could make an excellent investment property.

The property comprises of lounge, dining room, kitchen, two bedrooms, first floor bathroom, double glazing, gas central heating and generous gardens with the potential to add off road parking.

ENTRANCE

Via obscured double glazed door.

LOUNGE 15'10" max. x 9'10" (4.83m max. x 3.02m)

Front facing double glazed bay window, textured ceiling, plastered walls, cupboard housing electric meter, radiator, stairs to first floor, door to:-

DINING ROOM 14'2" x 11'3" (4.33m x 3.43m)

Double glazed French doors to rear, plastered ceiling, plastered walls, radiator, opening to:-

KITCHEN 7'11" x 6'9" (2.42m x 2.06m)

Side facing double glazed window, plastered ceiling, plastered walls with tiled splash backs, modern cream finish kitchen with wall and base units with black work surfaces over, stainless steel sink unit with drainer and mixer tap, integrated electric oven and gas hob, plumbing for washing machine, space for fridge freezer, laminate flooring.

STAIRS/LANDING

Side facing double glazed window, plastered ceiling, plastered walls, doors to all rooms.

BEDROOM ONE 15'9" max. 11'8" min. x 9'9" (4.82m max. 3.56m min. x 2.99m)

2 x front facing double glazed windows, plastered ceiling, plastered walls, radiator.

BEDROOM TWO 11'8" x 8'1" (3.58m x 2.47m)

Rear facing double glazed window, textured ceiling, plastered walls, radiator.

BATHROOM 8'5" x 7'4" (2.57m x 2.25m)

Rear facing obscured double glazed window, textured ceiling, plastered walls with tiled splash backs, white suite comprising of WC, pedestal wash hand basin and panel bath with mixer shower over, airing cupboard housing combi boiler, radiator, extractor.

OUTSIDE

FRONT - Concrete forecourt with potential for off road parking.

SIDE - Path leading to gated access to rear.

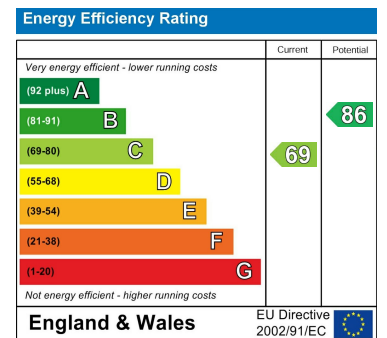
REAR - Paved patio leading to lawn garden and large storage shed.

Floor Plan

Area Map



Energy Efficiency Graph



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