



35 Griffiths Street, Hengoed, CF82 7AW

£129,950

New Horizons are pleased to offer for sale this mid terrace house in a popular residential location within a few minutes walk of Ystrad Mynach town and the local train station. The property requires modernising but would make an excellent home when complete, with a small childrens park at the end of the street and the close proximity to local schools it would make a lovely family home.

The property is being sold with NO CHAIN and currently comprises of entrance porch, entrance hallway, open plan lounge/dining room, generous sized kitchen, ground floor shower room, three bedrooms, double glazing, gas central heating, garden and garage.

ENTRANCE

Via obscured double glazed door.

PORCH

Front facing obscured double glazed window, textured ceiling, textured walls, obscured double glazed door to:-

HALLWAY

Textured ceiling, papered walls, radiator, stairs to first floor, door to:-

LOUNGE - L SHAPE 21'3" max. x 9'10" min. (6.50m max. x 3.02m min.)

Front and rear facing double glazed windows, textured ceiling, plastered walls, wooden fireplace with marble hearth housing coal effect electric fire, 2 x radiators, door to:-

KITCHEN 12'1" x 8'5" (3.69m x 2.59m)

Side facing double glazed window, textured ceiling, textured walls with tiled splashbacks, cream and brown finish kitchen with wall and base units and worksurfaces over, stainless steel sink unit and drainer, gas cooker point, plumbing for washing machine, radiator, doorway to:-

REAR PORCH

PVC door to outside, plastered ceiling, plastered walls, door to:-

SHOWER ROOM - L SHAPE 8'0" max. x 4'3" min. x 7'11" max. x 4'11" min. (2.46m max. x 1.30m min. x 2.42m max. x 1.50m min.)

2 x rear facing double glazed windows, plastered ceiling, plastered walls, white suite comprising of WC, pedestal wash hand basin and level access shower cubicle with electric shower, extractor, radiator.

LANDING/STAIRS

Papered ceiling, papered walls, doors to all bedrooms.

BEDROOM ONE 11'10" x 11'1" (3.63m x 3.38m)

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

BEDROOM TWO 9'11" x 8'0" (3.04m x 2.46m)

Rear facing double glazed window, textured ceiling, papered walls, airing cupboard housing combi boiler, radiator.

BEDROOM THREE 7'0" x 6'7" (2.15m x 2.03m)

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

REAR

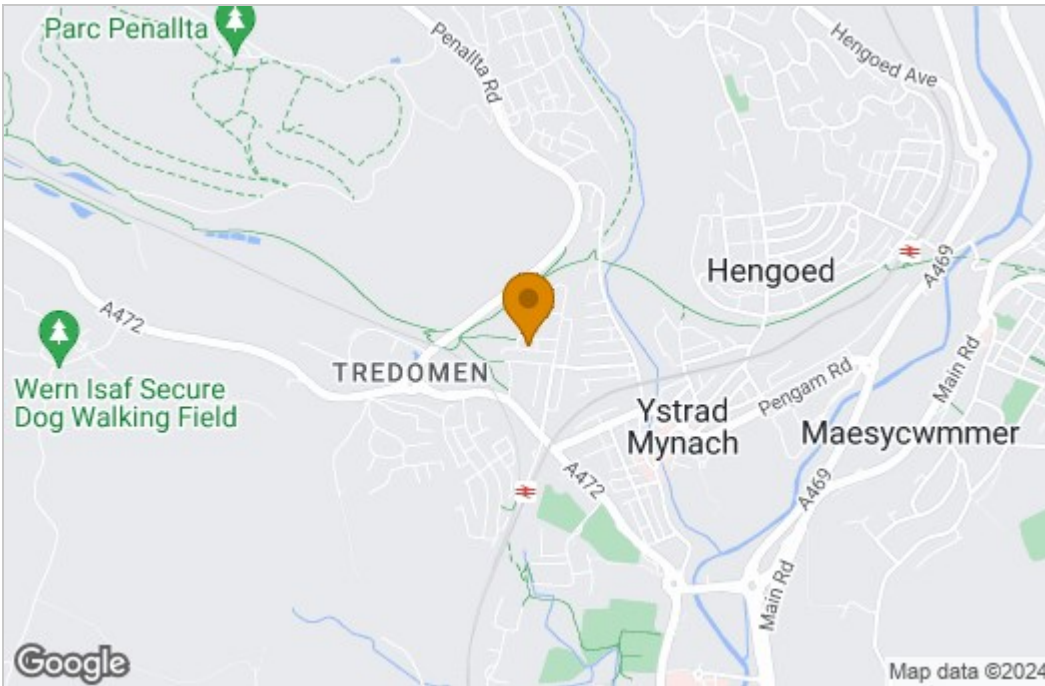
Paved yard leading to concrete sitting area and garage, gated rear access.

Floor Plan

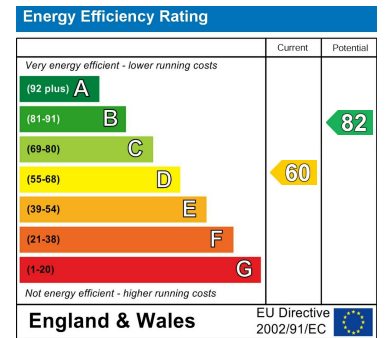


TOTAL FLOOR AREA: 855 sq ft. (79.5 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Area Map



Energy Efficiency Graph



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