



11 Marwyn Gardens, Bargoed, CF81 8PZ

£189,995

Welcome to Marwyn Gardens, Bargoed - a charming semi-detached house nestled in a popular cul-de-sac location. This property boasts three bedrooms, offering ample space for a growing family or those in need of a home office.

Situated in a sought-after area, this house provides the perfect opportunity to modernise and personalise it to your taste. Imagine the possibilities of transforming this property into your dream abode, with the freedom to add your own personal touch and style. Don't miss out on the chance to create a cosy and inviting space in this lovely neighbourhood.

This property currently comprises of entrance hallway, open plan lounge/dining room with patio doors looking onto the rear garden, kitchen and ground floor bathroom with three bedrooms situated on the first floor.

With no onward chain involved, the process of making this house your home is made even smoother.

Contact us today to arrange a viewing and take the first step towards making Marwyn Gardens your new home. New Home, New Adventures, New Horizons!

ENTRANCE

Via obscured double glazed door.

HALL

Textured ceiling, papered walls, radiator, stairs to first floor with storage cupboard below, door to bathroom, door to:-

LOUNGE/DINING ROOM 21'9" x 11'7" max. 8'11" min (6.65m x 3.54m max. 2.72m min)

Front facing double glazed window, double glazed patio door to rear, textured ceiling, papered walls, feature marble fireplace and hearth housing coal effect gas fire, two radiators, door to:-

KITCHEN 8'5" x 8'2" (2.57m x 2.51m)

Rear facing double glazed window, textured ceiling, tiled walls, fitted kitchen with wall and base units and work surfaces over, integrated electric oven and gas hob, stainless steel sink unit with drainer and mixer tap, plumbing for washing machine, space for fridge freezer, radiator, obscured double glazed door to outside.

BATHROOM 5'8" x 5'7" (1.73m x 1.72m)

Side facing obscured double glazed window, textured ceiling, tiled walls, white suite comprising of WC, pedestal wash hand basin and panel bath with mixer tap and shower attachment, tiled floor, radiator.

STAIRS/LANDING

Side facing obscured double glazed window, textured ceiling with loft access hatch, papered walls, doors to all bedrooms.

BEDROOM ONE 14'11" max x 9'7" (4.55m max x 2.94m)

Front facing double glazed window, plastered walls with one feature papered wall, airing cupboard, radiator.

BEDROOM TWO 11'5" x 10'9" (3.50m x 3.29m)

Rear facing double glazed window with outstanding views, textured ceiling, plastered walls with feature papered wall, radiator.

BEDROOM THREE 8'3" x 6'7" (2.52m x 2.02m)

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

OUTSIDE

FRONT - Lawn garden with feature pebbled flower bed, sloping paved drive leading to paved forecourt.

SIDE - Continuation of paved drive leading to garage, gated access leading to rear.

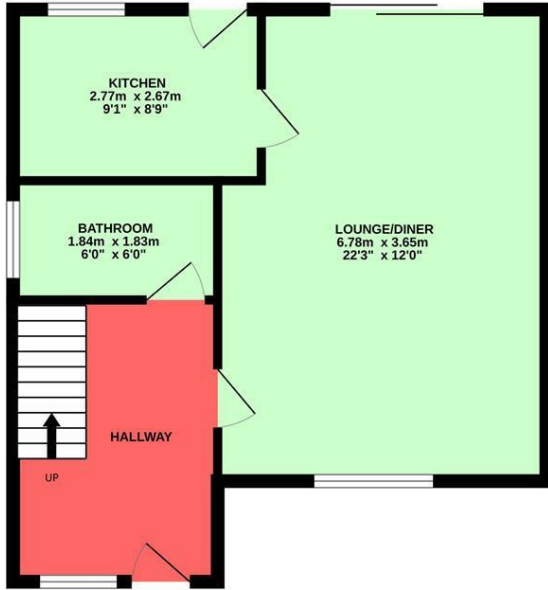
REAR - Paved patio with steps down to flower beds and decorative stone garden.

GARAGE 16'0" x 7'7" (4.90m x 2.33m)

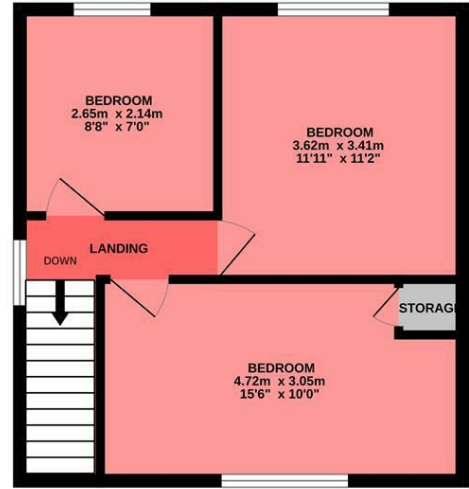
Up and over door.

Floor Plan

GROUND FLOOR
40.1 sq.m. (432 sq.ft.) approx.



1ST FLOOR
37.6 sq.m. (405 sq.ft.) approx.

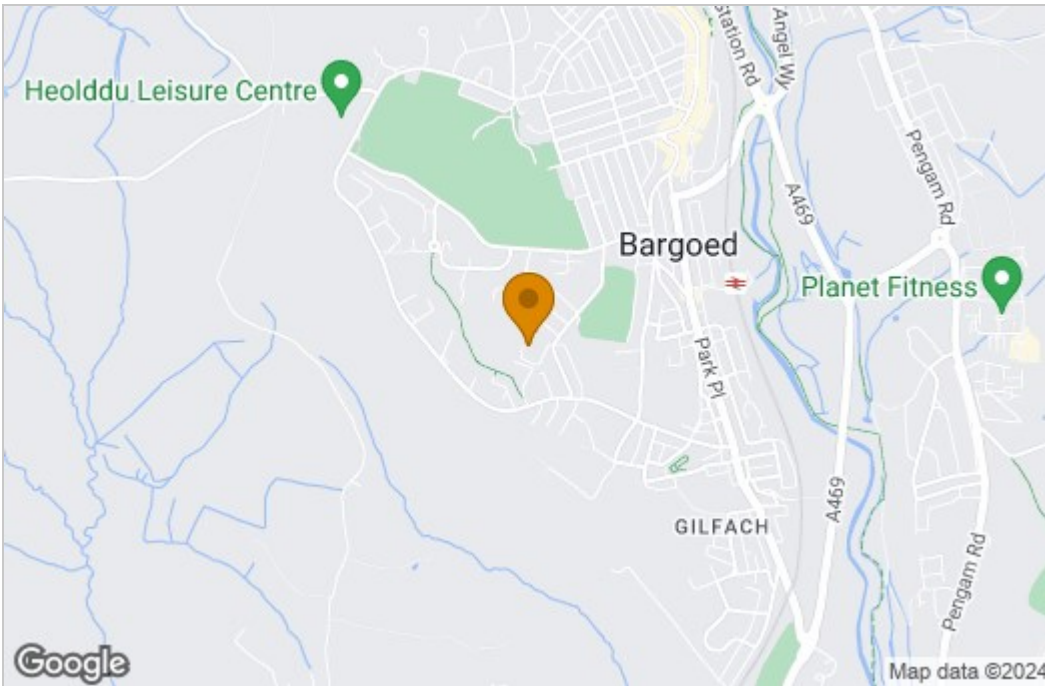


11, MARWYN GARDENS, BARGOED

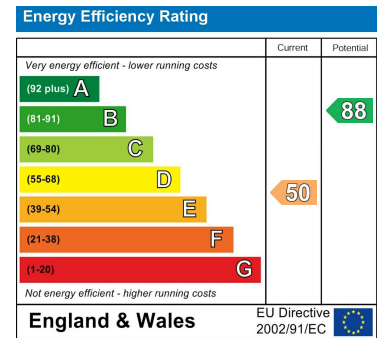
TOTAL FLOOR AREA: 77.7 sq.m. (836 sq.ft.) approx.

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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