



72 Hengoed Road, Hengoed, CF82 8BR

£320,000

Presenting an amazing opportunity to own an impressive detached house located on Hengoed Road in the charming village of Penpedairheol, Hengoed. This rare gem gives a true feeling of grandeur and boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy. The property features a utility room, perfect for managing household tasks efficiently.

One of the highlights of this property is the veranda attached to the main bedroom, offering a charming outdoor space to relax and unwind with lovely views. With parking available for 2 vehicles, convenience is at the forefront of this residence.

Situated in a sought-after location, this detached house is a rare find on the market, making it a desirable opportunity for those looking to settle in a tranquil yet well-connected area. Don't miss out on the chance to make this house your home, as properties like this do not come around often. Plus, with no chain involved, the process of making this house your own is made even smoother.

New Home, New Adventures, New Horizons!

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ENTRANCE

Via obscured double glazed door.

PORCH

Side facing double glazed windows, coved and plastered ceiling with ceiling rose, plastered walls, radiator, obscured glazed door to:-

HALLWAY

Coved and plastered ceiling with ceiling rose, plastered walls, radiator, solid oak floor, stairs to first floor with storage cupboard below, door to kitchen, door to:-

LOUNGE 14'6" x 13'9" (4.43m x 4.20m)

Double glazed French doors to rear with windows to sides, coved and plastered ceiling, plastered walls, wooden fireplace with marble hearth and back plate, solid oak floor, radiator, double doors to:-

DINING ROOM 11'7" x 10'8" (3.55m x 3.26m)

Rear facing double glazed window, coved and plastered ceiling, plastered walls, solid oak floor, radiator, door to:-

KITCHEN 11'10" x 10'7" (3.62m x 3.24m)

Front facing double glazed window, coved and plastered ceiling, plastered walls, pine finish kitchen with wall and base units and wood block effect work surfaces, cream polycarbonate sink unit with drainer and mixer tap, gas cooker point, space for fridge freezer, radiator, solid oak floor, obscured door to:-

REAR HALL

Obscured door to front, obscured double glazed door to rear, coved and plastered ceiling, plastered walls, tiled floor, radiator, door to utility room, door to:-

SHOWER ROOM 6'0" x 5'9" (1.84m x 1.77m)

Side facing double glazed obscured window, coved and plastered ceiling, plastered walls with tiled splash backs, white suite comprising of WC, pedestal wash hand basin with mixer tap and shower cubicle with electric shower, continuation of tiled floor, chrome towel radiator, extractor.

UTILITY ROOM 6'3" x 6'0" (1.91m x 1.85m)

Rear facing double glazed obscured window, coved and plastered ceiling, plastered walls with tiled splash backs, white base unit with white work surface over, stainless steel sink unit and drainer, plumbing for washing machine, continuation of tiled floor, radiator.

STAIRS/LANDING

Long front facing double glazed window, textured ceiling, plastered walls, door to stairs to second floor, doors to all rooms.

BEDROOM ONE 14'6" x 9'8" (4.43m x 2.95m)

Double glazed French doors and windows to rear, coved and textured ceiling, plastered walls, built in storage, radiator, veranda.

BEDROOM TWO 13'3" x 10'9" (4.04m x 3.28m)

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

BEDROOM THREE 10'4" x 9'3" (3.16m x 2.84m)

Front facing double glazed window, coved and plastered ceiling, plastered walls, radiator.

BATHROOM 8'7" max. x 5'7" min. 7'1" max. (2.63m max. x 1.71m min. 2.16m max.)

Front facing obscured double glazed windows, plastered ceiling, 1/2 plastered 1/2 tiled walls, white suite comprising of WC, pedestal wash hand basin and panel bath with electric shower over, solid oak floor, towel radiator.

LOFT 16'7" x 9'6" (5.08m x 2.91m)

Side facing double glazed window, plastered ceiling, plastered walls, storage in eaves, combi, radiator.

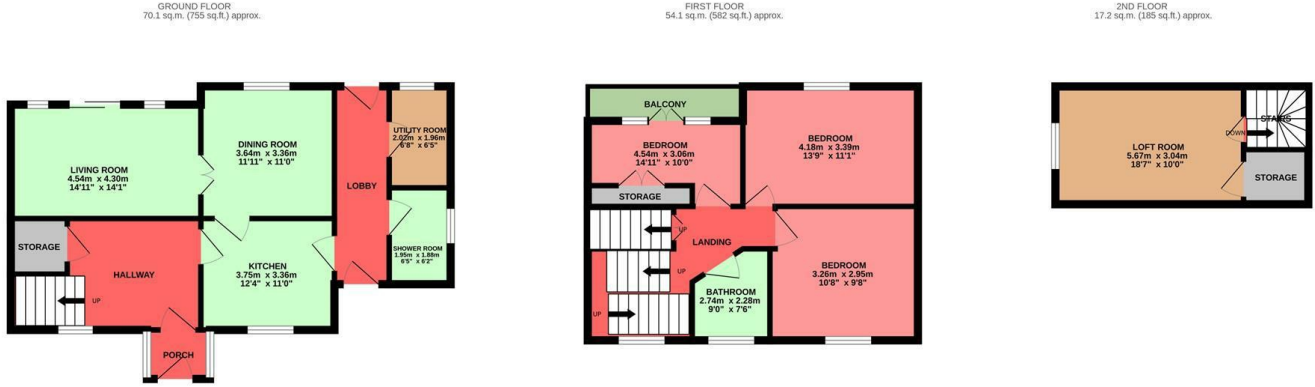
FRONT

Accessed via decorative wooden gates leading to driveway and car port. Access to side entrance. Paved path leading to front entrance.

REAR

Paved patio area leading to lawn garden. Outside electricity points. Outside lights. Outside tap.

Floor Plan

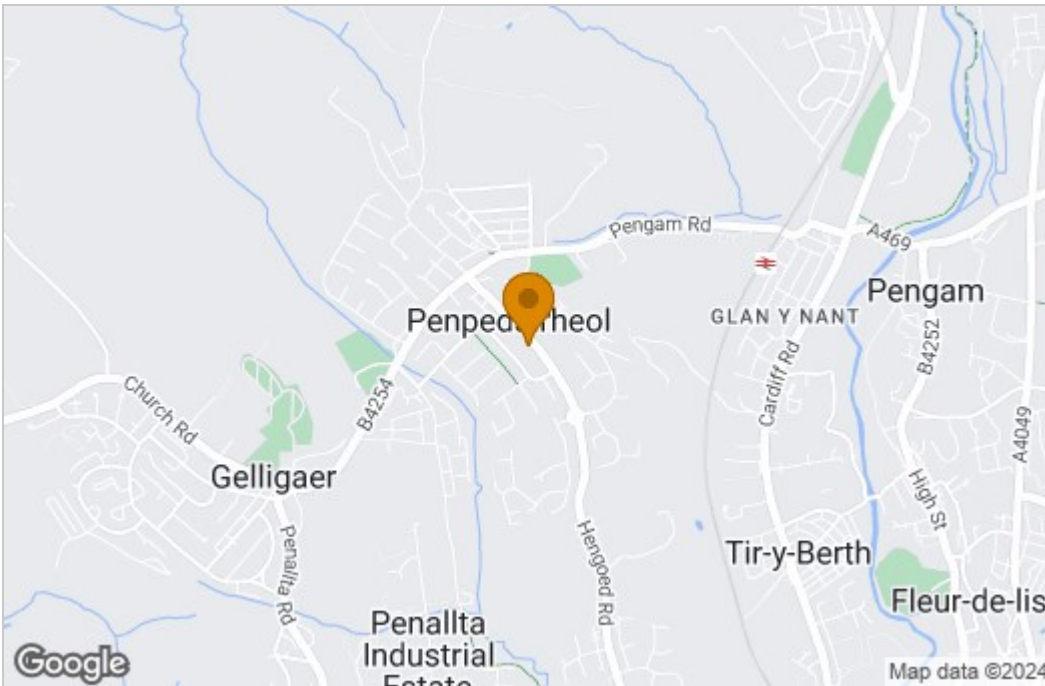


72, HENGOED ROAD, HENGOED

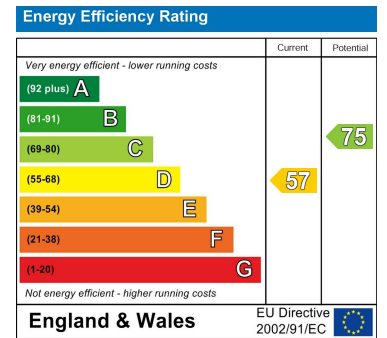
TOTAL FLOOR AREA : 141.4 sq.m. (1522 sq.ft.) approx.

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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