



5 Dilwyn Avenue, Ystrad Mynach, CF82 7AG

£345,000

Welcome to Dilwyn Avenue, Hengoed - a charming location that is host to this impressive traditional build semi-detached house. This property offers not just a house, but a home with character and warmth.

As you step inside, you are greeted by two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The modernised interior of this house is sure to impress, offering a blend of traditional charm and contemporary style. The wood burning stove in the lounge adds a touch of cosiness, creating a warm and inviting atmosphere during the colder months.

With three double bedrooms this house provides ample space for a growing family or those in need of a home office or guest room. The two bathrooms ensure convenience and privacy for all residents.

Situated in a highly popular location, this property not only offers comfortable living spaces but also convenience and accessibility to local amenities. With a garage available for parking one vehicle and ample space at the front, you can rest assured that your car will have a safe spot to call its own.

Don't miss out on the opportunity to make this house your home. Whether you're looking for a place to settle down or a property with great potential, Dilwyn Avenue has it all. Book a viewing today and step into your future with this wonderful semi-detached house.

New Home, New Adventures, New Horizons!

ENTRANCE

Via obscured double glazed composite door.

PORCH

Plastered ceiling, plastered walls, tiled floor, glazed door to:-

HALLWAY

Plastered ceiling, plastered walls, tiled floor, two radiators, stairs to first floor with storage area below, Oak doors leading off.

LOUNGE 13'11" into bay x 13'2" (4.25m into bay x 4.02m)

Front facing double glazed bay window, Plastered ceiling, plastered walls, log burning stove on slate hearth, two radiators.

DINING ROOM 10'9" x 10'7" (3.30m x 3.25m)

Side and rear facing double glazed windows, plastered ceiling, plastered walls, laminate floor, two radiators.

KITCHEN 12'2" x 9'7" (3.71m x 2.93m)

Side facing double glazed window, plastered ceiling with inset spot lights, plastered walls, white high gloss finish fitted kitchen with wall and base units and walnut block finish work surfaces and matching upstands. Black polycarbonate sink unit bowl and 1/2 with drainer and mixer tap, integrated electric oven and gas hob with chimney style cooker hood, plumbing for washing machine, plumbing for dishwasher, space for american style fridge freezer, tiled floor, radiator, obscured double glazed door to outside, Oak door to:-

SHOWER ROOM 9'5" x 5'7" (2.88m x 1.72m)

Rear facing obscured double glazed window, plastered ceiling with inset spot lights, tiled walls with feature patterned tiled wall and shower cubicle wall, white suite comprising of WC, floating vanity wash hand basin and floor level wet room shower with dual head mixer shower, white column radiator.

STAIRS/LANDING

Plastered ceiling with inset spot lights and loft access hatch, plastered walls with lovely feature curved wall, airing cupboard housing Combi boiler, radiator, doors to all rooms.

BEDROOM ONE 16'11" x 13'2" (5.16m x 4.03m)

Front facing double glazed bay window, front facing double glazed window, plastered ceiling, plastered walls, two radiators.

BEDROOM TWO 11'3" x 10'9" (3.45m x 3.30m)

Rear facing double glazed window, plastered ceiling, plastered walls, two radiators.

BEDROOM THREE 10'8" x 9'6" (3.27m x 2.91m)

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

SHOWER ROOM 6'2" x 6'0" (1.89m x 1.84m)

Side facing obscured double glazed window, plastered ceiling with inset spot lights, tiled walls with PVC panelled shower wall, white suite comprising of WC, floating wash hand basin and double shower cubicle with mixer shower, white column radiator, tiled floor.

OUTSIDE

FRONT- Access via wrought iron gate with paved path leading to entrance with lawn area and mature shrubs, outside tap.

SIDE- Paved path with gated access to:-

REAR- Indian stone yard with two steps up to large indian stone patio, outside sockets, outside lights, door to:-

GARAGE 20'0" x 10'3" (6.10m x 3.14m)

Electric roller door, power and light.

Floor Plan

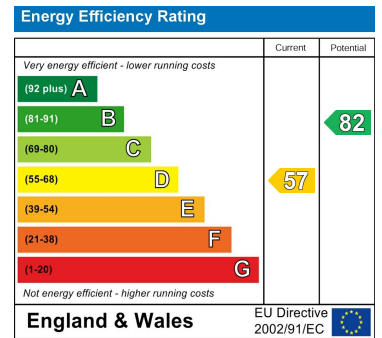


DILWYN AVENUE, HENGOED
 TOTAL FLOOR AREA: 108.6 sq.m. (1169 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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