

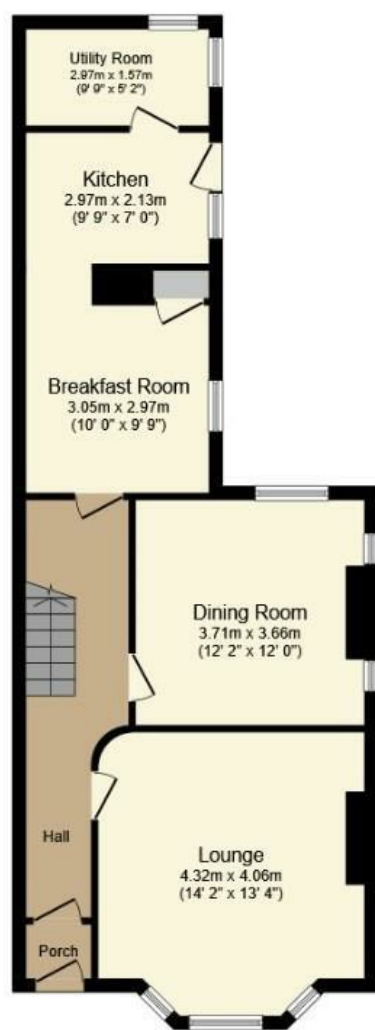
BRINSONS

STYLISH SALES  
& LETTINGS  
CAERPHILLY'S HOME FOR



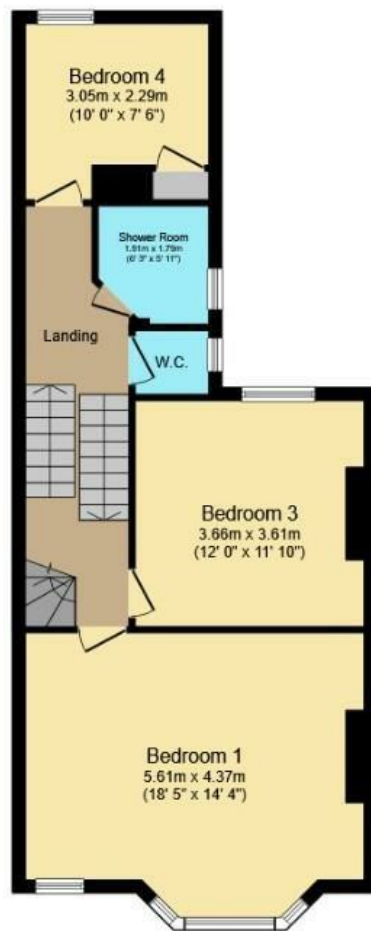
PARK ROAD  
HENGOD





## Ground Floor

Floor area 66.5 sq.m. (715 sq.ft.) approx



## First Floor

Floor area 62.0 sq.m. (667 sq.ft.) approx



## Second Floor

Floor area 46.0 sq.m. (495 sq.ft.) approx

Total floor area 174.5 sq.m. (1,878 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX








Nestled on the charming Park Road in Hengoed, this delightful stone-fronted house, dating back to the early 1900s, offers a perfect blend of period charm and modern convenience.

Comments by - Nicholas Browne



## PARK ROAD

HENGOED, CF82 7LW - ASKING PRICE - £349,950

 4 Bedroom(s)  2 Bathroom(s)  1765.00 sq ft

Nestled on the charming Park Road in Hengoed, this delightful stone-fronted house, dating back to the early 1900s, offers a perfect blend of period charm and modern convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are welcomed by two inviting reception rooms, perfect for entertaining or relaxing with loved ones. The character of the home is enhanced by its period features, which add a touch of elegance and history to the living space. The well-appointed kitchen and dining area provide a functional space for everyday living and family gatherings.

Outside, you will find a garage to the rear, providing secure parking and additional storage options. The front of the house offers on-street parking, making it convenient for residents and visitors alike.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and efficient purchase process. This home is not just a place to live; it is a sanctuary filled with character and warmth, waiting for you to make it your own. With its prime location and charming features, this house is a rare find in the Hengoed area. Don't miss the opportunity to view this exceptional property.

### PROPERTY SPECIALIST

**Nicholas Browne**  
02920 867711  
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Negotiator





**Lounge**  
4.32m x 4.06m (14'2 x 13'4)

**Dining Room**  
3.71m x 3.66m (12'2 x 12'0)

**Breakfast Room**  
3.05m x 2.97m (10'0 x 9'9)

**Kitchen**  
2.97m x 2.13m (9'9 x 7'0)

**Utility Room**  
2.97m x 1.57m (9'9 x 5'2)

**Bedroom One**  
5.61m x 4.37m (18'5 x 14'4)

**Bedroom Two**  
5.49m x 5.36m (18'0 x 17'7)

**Bedroom Three**  
3.66m x 3.61m (12'0 x 11'10)

**Bedroom Four**  
3.05m x 2.29m (10'0 x 7'6)

**Tenure**  
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

**Council Tax**  
Band - D

**School Catchment**  
Welsh Medium Primary School : Y.G. BRO ALLTA  
Welsh Medium Secondary School : YSGOL GYFUN CWM RHYMNI  
English Medium Primary School : HENGOED PRIMARY  
English Medium Secondary School : LEWIS SCHOOL PENGAM/ LEWIS GIRLS COMPREHENSIVE SCHOOL





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC









