

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



PARK ROAD
HENGOED



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





PARK ROAD

HENGOED, CF82 7LW - £325,000

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

Nestled on the desirable Park Road, this charming semi-detached house, built in 1900, offers a splendid blend of period features and modern potential. Spanning an impressive 1,765 square feet, the property boasts high ceilings that enhance the sense of space and light throughout.

With two inviting reception rooms, this home is perfect for both entertaining guests and enjoying quiet family evenings. The four well-proportioned bedrooms provide ample accommodation for families or those seeking extra space for guests or a home office. The two bathrooms ensure convenience for busy mornings and family life.

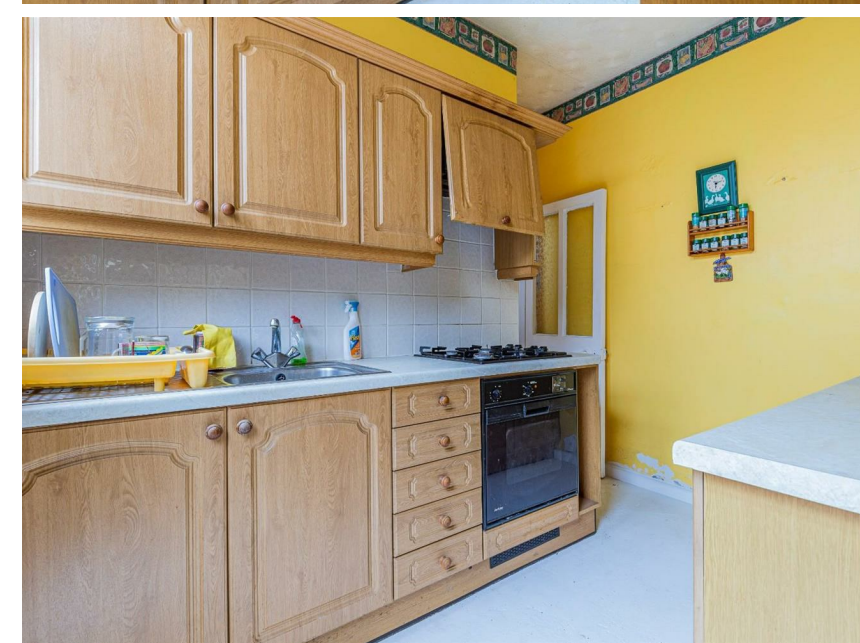
One of the standout features of this property is its off-street parking, which includes a garage at the rear, a rare find in such a sought-after location. The absence of a chain means that you can move in without delay, making this an ideal opportunity for those looking to settle into their new home swiftly.

The potential of this property is enormous, allowing you to put your own stamp on it and create a space that truly reflects your style. Whether you wish to maintain its period charm or modernise it to suit contemporary tastes, the choice is yours.

This home is not just a property; it is a canvas waiting for your vision. With its prime location and spacious layout, it is sure to attract interest from discerning buyers. Do not miss the chance to make this delightful house your new home.

PROPERTY SPECIALIST

Nicholas Browne
nick.browne@brinsons.co.uk
02920 867711
Property Management Co-ordinator

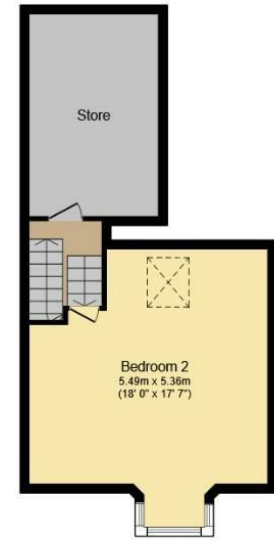




Ground Floor
Floor area 66.5 sq.m. (715 sq.ft.) approx

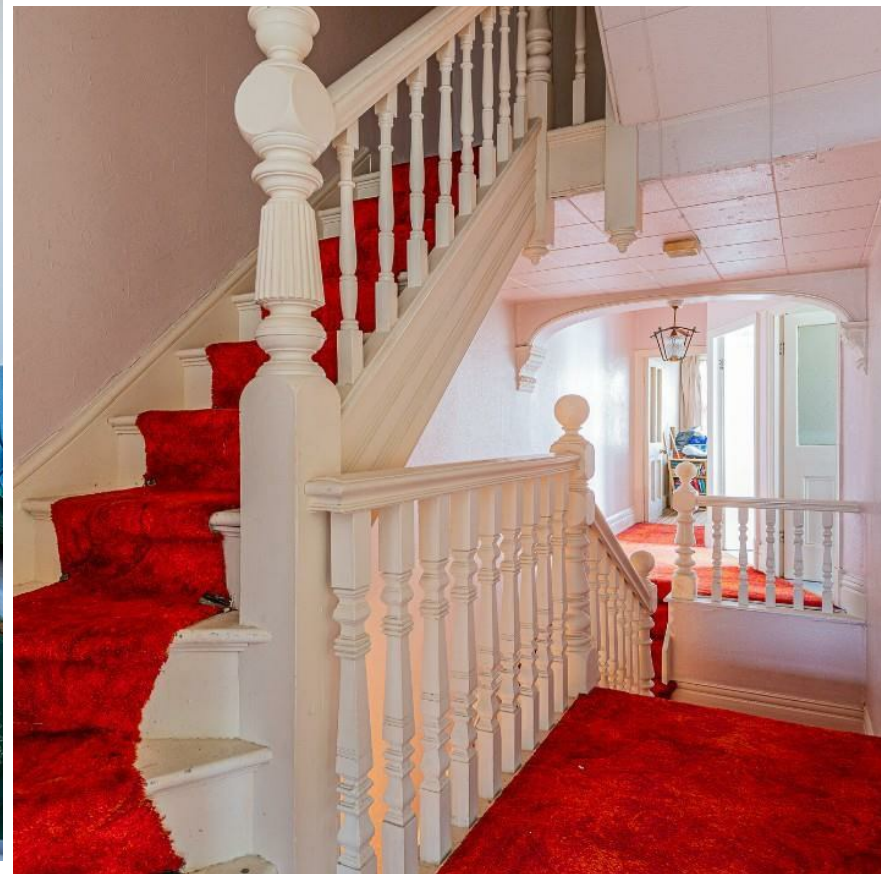




First Floor
Floor area 62.0 sq.m. (667 sq.ft.) approx



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 