



BRINSONS

2 The Avenue, Ystrad Mynach, CF82 8AE

Offers Invited £350,000

BRINSONS

Eastgate Market Street, Caerphilly CF83 1NX

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Welcome to this charming detached bungalow located on The Avenue in the peaceful village of Ystrad Mynach, Hengoed. This lovely property boasts two reception rooms, three bedrooms, and a well-appointed bathroom, providing ample space for comfortable living.

One of the standout features of this property is its beautiful gardens, perfect for enjoying the outdoors and hosting gatherings with family and friends. The quiet location ensures a tranquil living environment, ideal for those seeking a peaceful retreat.

With parking available for one vehicle with a detached garage, convenience is at your doorstep. The property's proximity to shops and bus routes makes daily errands a breeze, offering easy access to amenities while still enjoying the serenity of village life.

Don't miss the opportunity to make this detached bungalow your new home. Embrace the charm of village living combined with the comfort of modern amenities. Contact us today to arrange a viewing and envision the possibilities that this property holds for you.

Freehold

Council Tax - E



Lounge

Carpeted (with parquet flooring under). Power points. Radiator. Electric fire. Triple ceiling spotlight. Serving hatch to kitchen. 3 Large feature windows. Double glazed doors to extension.

Garden Room

2 Double glazed windows overlooking the garden. Double glazed sliding doors to the terrace. Vinylay flooring. Panelled walls. 2 Wall lights. Power points. Phone points.

Kitchen

Range of cream wall and base units. Electric oven, hob and hood. Fluorescent overhead light bar. White sink and drainer. Vinylay flooring. Small pantry area. Storage cupboard with radiator. Space for washing machine. Extractor fan.

Bedroom 1 (Rear)

Painted walls. Laminate flooring. Radiator. Power point. Telephone point. Ceiling light fitting. Double glazed window to rear of property.

Bedroom 2 (Middle)

Walls painted over wallpaper. Laminate flooring. Storage cupboard/wardrobe. Radiator. Power point. Ceiling light fitting. Double glazed window to side of property.

Bedroom 3 (Front)

Painted walls. Laminate flooring. Storage cupboard/wardrobe. Radiator. Power point. Ceiling light fitting. Double glazed window to front of property.

Entrance Hall

Wide hallway with parquet flooring (which extends under new carpeting). 2 Pendant light fittings. Radiator. Coving. Extractor ventilation system.

Bathroom

Lino flooring. Radiator. Mosaic tile around the bath. Triton shower. Walls part tiled/ part painted. Bath with glass shower screen Hand basin. WC. Double glazed occluded window to side elevation. Ceiling spotlights. Extractor fan.

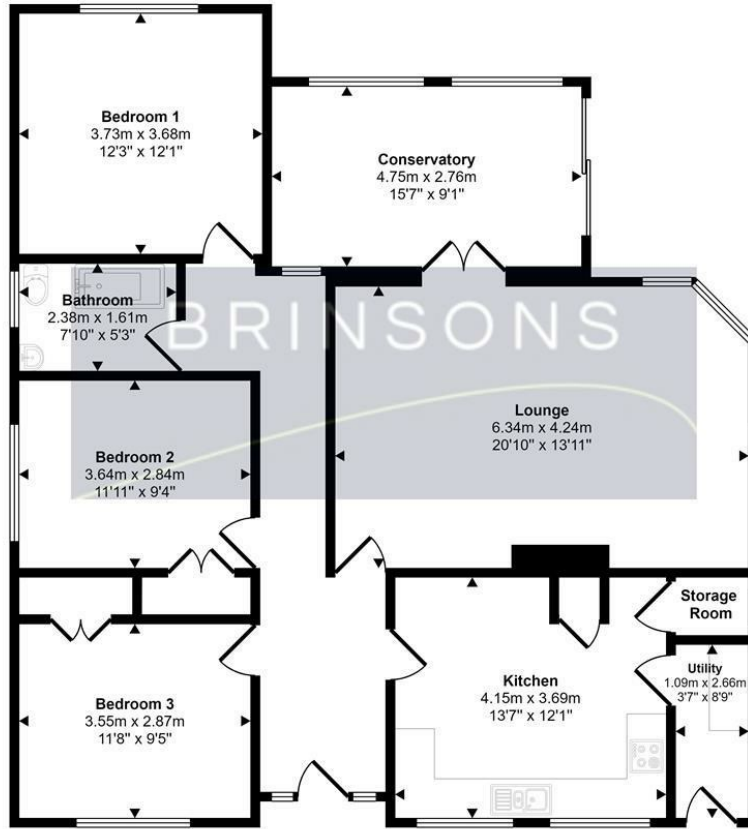
Rear Hallway

Separate, secure side hallway off kitchen, housing boiler and door to rear garden, base units and shelving.





Approx Gross Internal Area
120 sq m / 1286 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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