



5 Dilwyn Avenue, Hengoed, CF82 7AG
£300,000

The Property Perspective

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Situated in a highly popular location, this property provides nearby accessibility to local amenities. There is good schooling in the area and good road links to major networks.

ENTRANCE HALL

Stairs to first floor. Doors to lounge, dining room & kitchen. Open storage area under stairs. Radiator..

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

Laminate flooring. Windows to side & rear. Radiator.

LOUNGE AREA 13'11" x 13'2" (4.25 x 4.02)

Bay window to front.. Carpeted floor. Radiator.

KITCHEN AREA 12'7" x 10'0" (3.84 x 3.05)

loss wall & base units. Wood block work surfaces with inset sink & drainer. Integrated oven, hob & extractor. Space & plumbing for washing machine and dishwasher. Tiled floor. Spot lighting. Window and door to rear garden. Radiator.

SHOWER ROOM

walk-in shower, WC & basin. Finished with high spec tiled flooring and mosaic feature walls. Designer radiator. Window to rear. Spot lighting.

BEDROOM ONE 17'3" x 10'9" (5.28 x 3.30)

Bay window and additional window to front. Two radiators. Carpeted floor.

BEDROOM TWO 11'8" x 11'2" (3.58 x 3.42)

Carpeted floor. Window to rear. Two radiators.

BEDROOM THREE 11'1" x 10'0" (3.38 x 3.05)

Laminate flooring. Window to rear. Radiator.

SHOWER ROOM

Modern suite comprising; walk-in shower cubicle, WC & wash basin. Tiled floor & walls. Window to side. Designer radiator. Spot lighting

GARDENS & PARKING

Low maintenance garden. Step out onto a courtyard and two Good size single garage accessed from rear lane via a electric roller shutter door. Power & light. Door to rear garden. raised patio seating areas. Door to garage.

