



## 24 Y Ffordd Wen | Aberbargoed | Bargoed | CF81 9EE

IMMACULATE HOME \* TWO RECEPTION ROOMS \* FOUR DOUBLE BEDROOMS \* MASTER ENSUITE & WARDROBES \* CUL-DE-SAC POSITION \* PRIVATE DEVELOPMENT \* GARAGE \* GENEROUS GARDEN. Looking to upsize? Great family home offering double bedrooms and good living space on this quiet development.

## Offers In Excess Of £300,000

- Four Double Bedrooms
- Integral Garage
- Lounge
- Dining Room
- Stylish Kitchen





## Property Description

### HALLWAY

52' 5" x 19' 8" (16' 1m x 6' 4m) Spacious feature hall way. Stairs to first floor. Doors to dining room, lounge, kitchen, WC & store.

### DINING ROOM

29' 6" x 22' 11" (9' 5"m x 7' 9" m) Entered via double doors. Nicely sized & beautifully presented. Laminate flooring. Window to front. Radiator.

### LOUNGE

52' 5" x 36' 1" (16' 9"m x 11' 2m) Large lounge. Patio doors to rear garden. Laminate floor. Emulsion walls & ceiling. Two radiators.

### KITCHEN/BREAKFAST ROOM

55' 9" x 22' 11" (17' 9"m x 7' 9m) Well presented, matt grey finished wall & base units. Curved edge work surfaces with

inset sink & drainer. Integrated double oven, hob with extractor & fridge/freezer. Plumbing for washing machine. Vinyl flooring. Patio doors to rear garden. Radiator.

### WC

13' 1" x 6' 6" (4' 11m x 2' 9"m) Fitted with WC & wash basin. Radiator.

### TO THE FIRST FLOOR

### LANDING

Spacious landing area. Doors to bedrooms, bathroom, airing cupboard & store. Loft hatch.

### BEDROOM ONE

42' 7" x 39' 4" (13' 4"m x 12' 8m) Spacious master bedroom. Carpeted floor. Double fitted wardrobe. Radiator. Door to ensuite.

### ENSUITE

19' 8" x 16' 4" (6' 3"m x 5' 8m) 'L' shaped suite conspiring walk-in electric shower, WC & wash basin. Window to side. Radiator.

### BEDROOM TWO

45' 11" x 32' 9" (14' 4m x 10' 4m) Large double bedroom. Carpeted floor. Emulsion walls & ceiling. Radiator.

### BEDROOM THREE

36' 1" x 32' 9" (11' 10"m x 10' 4m) Double bedroom. Carpeted floor, emulsion walls & ceiling. Alcove for wardrobe. Radiator.

### BEDROOM FOUR

32' 9" x 22' 11" (10' 11"m x 7' 11m) Fourth double bedroom. Carpeted floor, emulsion walls & ceiling. Radiator.

### BATHROOM

22' 11" x 19' 8" (7' 7" m x 6' 3m) Stylish suite. Bath tub set in

tiled splash backs, WC & wash basin. Vinyl flooring. Radiator.  
Window to rear.

#### INTEGRAL GARAGE

Parking for one car. Power & light. Houses combi boiler.

#### TO THE OUTSIDE

To the front

Set mid way up a private cul-de-sac. Double driveway for two cars.

To the rear

Level, well landscaped garden. Large patio area with dwarf wall. Artificial turf area

In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal

documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate.

#### INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.









## Tenure

Freehold

## Council Tax Band

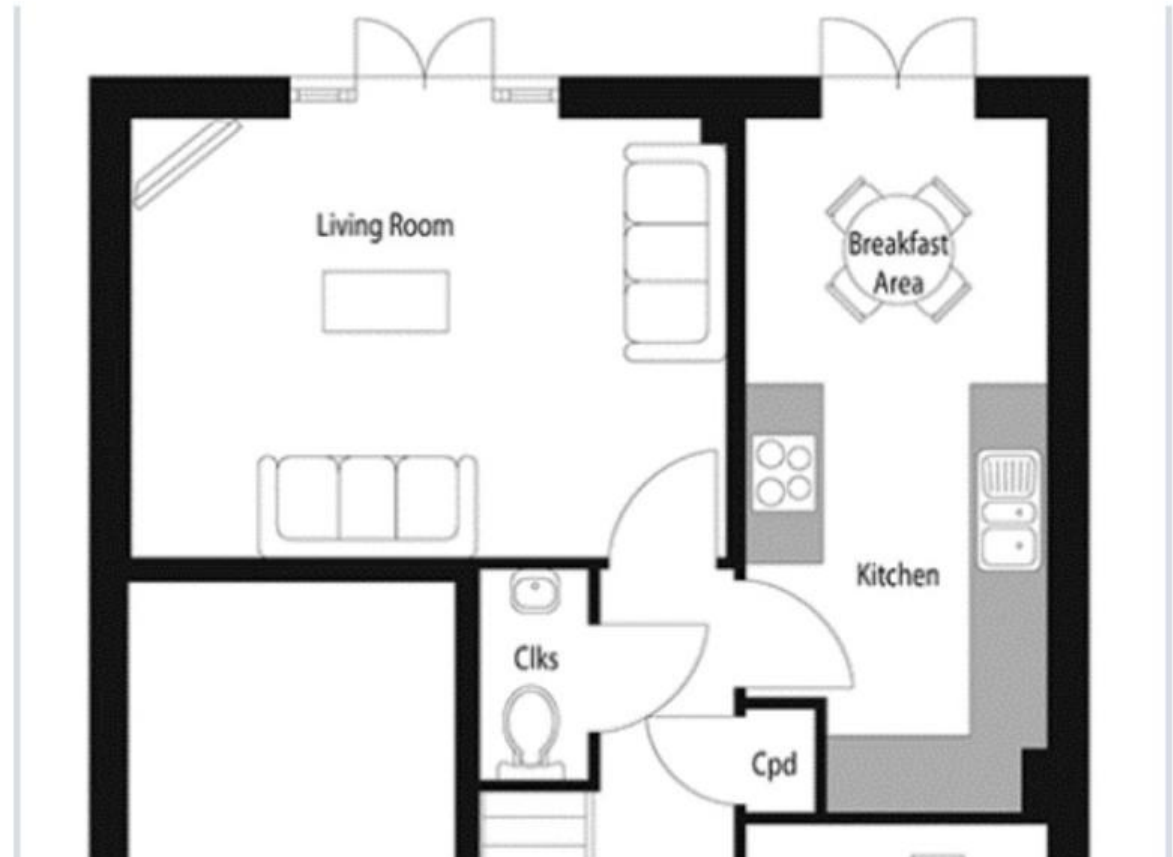
## Viewing Arrangements

Strictly by appointment

## Contact Details

22 Penallta Road  
Ystrad Mynach  
Hengoed  
Mid Glamorgan  
CF82 7AP

[www.lucasesstates.net](http://www.lucasesstates.net)  
[info@lucasesstates.net](mailto:info@lucasesstates.net)  
01443 862862



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