



44 McDonnell Road | | Bargoed | CF81 8UE

GARAGE TO REAR \* LOUNGE \* DINING ROOM \* KITCHEN \* FOUR PIECE BATHROOM \* GOOD SIZE BEDROOMS \* COMBI BOILER. Deceptively spacious and well kept family home situated just a short walk from Bargoed Town centre, transport and amenities.

Guide Price £135,000 - £140,000

- Garage
- Lounge
- Dining room
- Kitchen
- Large family bathroom



## Property Description

GUIDE PRICE £135,000-£140,000

### HALLWAY

Stairs to first floor. Doors to lounge & dining room. Radiator.

### LOUNGE

12' 9" x 10' 0" (3.90m x 3.05m) Cosy main lounge. Bay window to front. Feature fireplace with inset electric fire. Vinyl flooring. Papered walls. Radiator.

### DINING ROOM

13' 1" x 11' 5" (4.01m x 3.48m) Spacious dining room. Vinyl flooring. Window to rear. Under stairs cupboard. Radiator. Door to kitchen

### KITCHEN

10' 9" x 9' 10" (3.29m x 3.02m) Traditional kitchen fitted with farmhouse style units. Work surfaces over with inset sink &

drainer. Gas cooker point. Plumbing for washing machine. Tiled floor & splash backs. Space for 2-4 seater table. Feature papered wall. Window & door to rear. Radiator. Door to bathroom.

### BATHROOM

7' 11" x 7' 1" (2.43m x 2.18m) Family suite comprises of; bath tub, walk-in shower & wash basin. Vinyl floor. Cladded walls. Window to rear. Radiator. Door to WC. Loft hatch.

### WC

4' 5" x 2' 11" (1.36m x 0.91m) Fitted with WC. Window to side.

### TO THE FIRST FLOOR

### LANDING

Gives access to three bedrooms. Hatch to loft. Window to rear. Large storage cupboard housing combi boiler.

### BEDROOM ONE

13' 0" x 7' 10" (3.97m x 2.39m) Double bedroom. Carpeted floor. Window to front. Radiator.

### BEDROOM TWO

10' 0" x 8' 3" (3.05m x 2.52m) Double bedroom. Window to rear. Radiator.

### BEDROOM THREE

10' 0" x 7' 3" (3.06m x 2.22m) Single bedroom. Fitted single wardrobe. Carpeted floor. Window to front. Radiator.

### TO THE OUTSIDE

### TO THE FRONT

Steps to front door.

#### TO THE REAR

Courtyard seating area. Steps up to main garden. Low maintenance cotswold stone area, ideal for seating. Path to gate and rear lane. Door to garage.

#### GARAGE

19' 6" x 11' 11" (5.95m x 3.64m) Large single garage accessed via electric garage door. Power & light.

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

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