



9 Bryn Canol | Cefn Hengoed | Hengoed | CF82 7LQ

SPACIOUS THREE BEDROOM BUNGALOW * POPULAR CUL-DE-SAC DEVELOPMENT * GENEROUS OFF ROAD PARKING * FITTED WARDROBES * LARGE FAMILY LOUNGE * KITCHEN/DINER * LOW MAINTENANCE AND PRIVATE GARDEN * GARAGE. Must be seen if you're looking for living on one level in a quiet location.

£300,000

- Quiet Location
- Spacious
- Great parking
- Private garden
-



Property Description

HALL

Doors to all rooms.

LOUNGE

15' 6" x 13' 6" (4.74m x 4.14m) Spacious main lounge with feature fireplace. Carpeted floor. Window to front. Radiator.

KITCHEN

17' 3" x 12' 7" (5.28m x 3.84m) Fitted with shaker style wall & base units. Work surface with inset sink & drainer. Tiled floor & splash backs. Two windows and door to rear. Cupboard housing combi boiler. Radiator.

BEDROOM ONE

11' 5" x 8' 8" (3.50m x 2.66m) Double bedroom. Fitted double wardrobe. Carpeted floor. Window to front. Radiator.

BEDROOM TWO

10' 2" x 9' 2" (3.10m x 2.80m) Double bedroom. Vinyl flooring. Fitted double wardrobe. Window to rear. Radiator.

BEDROOM THREE

11' 5" x 7' 2" (3.50m x 2.20m) Nicely sized third bedroom. Fitted wardrobes. Carpeted flooring. Window to front. Radiator.

WET ROOM

9' 2" x 5' 8" (2.80m x 1.75m) Walk-in shower, WC & wash basin. Non slip flooring. Window to rear. Radiator. Tiled walls.

TO THE OUTSIDE

TO THE FRONT

Driveway with space for multiple vehicles and leading to garage. Low maintenance area.

TO THE REAR

Level, low maintenance garden laid with lawn and patio area. Door to garage.

GARAGE

17' 10" x 8' 0" (5.46m x 2.45m) Accessed via up & over door. Power & light. Door to rear garden.

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

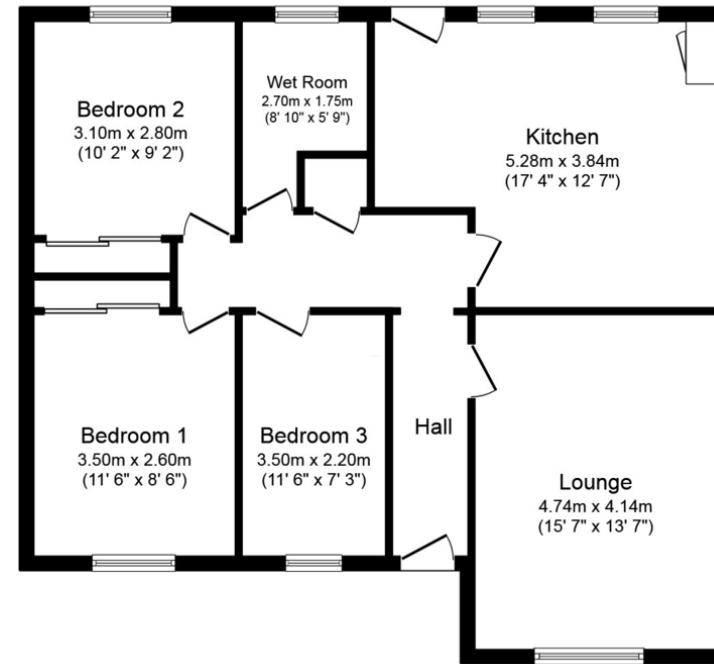
Viewing Arrangements

Strictly by appointment

Contact Details

22 Penallta Road
Ystrad Mynach
Hengoed
Mid Glamorgan
CF82 7AP

www.lucasesstates.net
info@lucasesstates.net
01443 862862



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

%epcGraph_c_1_349%

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements