



6 Tair Heol | Penpedairheol | Hengoed | CF82 8DL

NO ONWARD CHAIN * THREE RECEPTION ROOMS * MODERN KITCHEN * THREE DOUBLE BEDROOMS * LARGE FAMILY BATHROOM * GENEROUS PLOT WITH DRIVEWAY * CONSERVATORY * POPULAR AREA. Deceptively spacious family home with three double bedrooms, set on a generous plot and in a highly sought after area.

£350,000

- No chain
- Three double bedrooms
- Three reception rooms
- Popular area
- Conservatory



Property Description

HALL

6' 6" x 5' 8" (2.00m x 1.75m) Stairs to first floor. Doors to lounge & WC. Window to front. Radiator.

WC

5' 10" x 5' 8" (1.80m x 1.75m) Fitted with WC & wash basin. Under stairs storage area.

LOUNGE

17' 8" x 12' 11" (5.40m x 3.95m) Spacious formal family lounge. Feature fireplace with inset electric fire. Carpet floor. Window to front. Radiator. Door to dining room.

DINING ROOM

11' 7" x 10' 2" (3.54m x 3.12m) Space for 4-6 seater dining table. French doors to conservatory. Carpeted floor. Radiator.

KITCHEN

11' 9" x 10' 2" (3.60m x 3.12m) Fitted with modern, gloss finished wall & base units. Work surfaces over with inset sink & drainer. Integrated appliances; fridge/freezer, washing machine, dishwasher double oven and hob with extractor over. Tiled floor & splashbacks. Window to rear. Storage cupboard.

CONSERVATORY

11' 4" x 9' 2" (3.46m x 2.80m) Great additional living space to the home. Tiled floor. French doors to rear garden.

TO THE FIRST FLOOR

LANDING

Doors to three bedrooms, bathroom, airing cupboard housing combi boiler and storage cupboard.

BEDROOM ONE

12' 11" x 12' 6" (3.94m x 3.82m) Double bedroom. Fitted with an array of wardrobes. Carpet floor. Window to front with

lovely outlook across the valley. Radiator.

BEDROOM TWO

11' 4" x 11' 0" (3.46m x 3.36m) Double bedroom. Carpet floor. Window to rear. Fitted single wardrobe. Radiator.

BEDROOM THREE

12' 5" x 10' 7" (3.80m x 3.24m) Double bedroom. Window to front. Carpeted floor. Radiator. Over stairs cupboard.

BATHROOM

9' 8" x 6' 4" (2.95m x 1.95m) Spacious family suite comprising; bath tub, walk-in shower, WC & wash basin. Laminate flooring. Window to rear. Radiator.

TO THE FRONT

Driveway parking for 3-4 vehicles leading to garage. Front lawn area offering potential for further parking.

TO THE REAR

Level and low maintenance garden laid with patio slabs. Two outbuildings. Paths to front on both sides.

GARAGE

19' 4" x 9' 6" (5.90m x 2.90m) Generously sized garage accessed via roller 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

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