



## Glyn Bargoed Road | Trelewis | Treharris | CF46 6AA

NO ONWARD CHAIN \* SPACIOUS VILLA STYLE HOME \* OPEN PLAN LIVING/DINING \* THREE DOUBLE BEDROOM INC LOFT CONVERSION \* WET ROOM AND BATHROOM \* EXTERNAL RENDERING AND NEW WINDOWS IN 2015. A must see, spacious family home offering generous bedrooms and no onward chain.

**£180,000**

- No chain
- Three double bedrooms
- Wet room & bathroom
- Open plan living
- New render and windows 2015



## Property Description

### HALL

Stairs to first floor. Door to lounge/diner. Radiator.

### LOUNGE/DINER

21' 9" x 13' 11" (6.65m x 4.25m) Large, open plan space. Feature solid fuel burner set in surround. Bay window to front. Laminate flooring. French doors to rear garden. Radiator. Door to kitchen.

### KITCHEN

12' 6" x 10' 10" (3.82m x 3.32m) Spacious kitchen fitted with farmhouse style wall & base units. Range over to stay. Work surfaces with inset sink & drainer. Tiled floor. Window to side. Radiator.

### WET ROOM

7' 2" x 4' 3" (2.20m x 1.30m) Fitted with WC, wash basin and shower area. Tiled floor & walls. Window to side. Towel

radiator.

### UTILITY ROOM

10' 10" x 4' 9" (3.32m x 1.45m) Good size space, ideal for utilities with plumbing for washing machine and space for fridge & dryer! Wall mounted combi boiler. Door to rear garden. Spotlighting. Window to side.

### TO THE FIRST FLOOR

### BEDROOM ONE

15' 7" x 10' 5" (4.75m x 3.18m) Large double bedroom. Fitted with an array of wardrobes. Carpet floor. Two windows to front. Two radiators.

### BEDROOM TWO

12' 11" x 10' 7" (3.95m x 3.25m) Double bedroom. Fitted wardrobes. Carpeted floor. Windows to side & rear. Radiator.

### BATHROOM

9' 1" x 7' 3" (2.78m x 2.22m) Modern suite comprising; bath tub with shower over, WC & wash basin set in clad walls. Tiled floor. Window to side. Towel radiator.

### TO THE SECOND FLOOR

### LOFT ROOM

15' 7" x 13' 3" (4.75m x 4.05m) Large room, used as a double bedroom. Carpeted floor. Three skylights. Plenty of eaves storage. Radiator. 7' central head height with sloping ceiling.

### TO THE OUTSIDE

### TO THE FRONT

Forecourt area. Gate to rear garden

### TO THE REAR

Low maintenance family garden. Laid with patio slabs and

offering further potential.

#### PROPERTY BENEFITS FROM EXTERNAL CLADDING FITTED IN

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

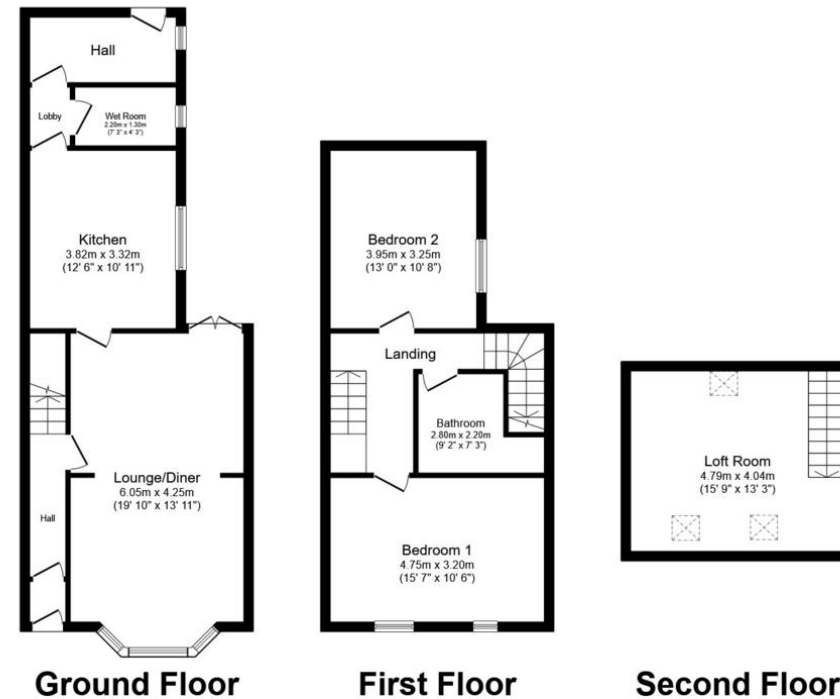
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Total floor area 116.9 m<sup>2</sup> (1,258 sq.ft.) approx

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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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