



54 Ty Cerrig | | Cardiff | CF23 7DP

STUNNING FAMILY HOME * STYLISH KITCHEN/BREAKFAST ROOM * SPACIOUS, OPEN PLAN LOUNGE/DINER * BEAUTIFUL NEW BATHROOM SUITE! GENEROUS BEDROOMS * LOTS OF STORAGE THROUGHOUT * DRIVEWAY PARKING & GARAGE. Move-in ready home with a high end finish in a desirable area!

£260,000

- New bathroom suite
- Modern, move-in ready home
- Open plan lounge
- Driveway & garage
- Stylish kitchen with island



Property Description

PORCH

6' 4" x 3' 3" (1.95m x 1.01m) Door to lounge/diner & WC. Radiator.

WC

6' 4" x 3' 6" (1.95m x 1.08m) Modernised suite in 2022 comprising WC & wash basin. Tiled floor & feature wall. Window to front. Spotlighting.

LOUNGE/DINER

18' 10" x 12' 3" (5.75m x 3.75m) Stylish open plan lounge/diner. Laminate flooring. French doors to front garden. Feature panelled wall. Radiator.

KITCHEN/DINER

15' 4" x 10' 6" (4.68m x 3.22m) Stylish kitchen with gloss wall & base units. Laminate work surfaces with inset sink & drainer. Quooker boiling tap! Central dining island with space for 4

stools! Range oven available by separate negotiation. Tiled splash backs. Plumbing & space for dishwasher and washing machine. Spotlighting. Cupboard housing combi boiler. Laminate flooring. Radiator.

INNER HALL

Stairs to first floor. Doors to lounge/diner, kitchen/breakfast room and storage cupboard.

TO THE FIRST FLOOR

LANDING

Doors to three bedrooms, bathroom and large storage cupboard. Drop down ladder from loft which is partially boarded.

BEDROOM ONE

16' 1" x 10' 0" (4.91m x 3.05m) Spacious main bedroom. Carpeted floor. Fitted double wardrobe. Radiator. Window to

front.

BEDROOM TWO

12' 4" x 9' 8" (3.77m x 2.96m) Generous double bedroom. Feature panelled wall. Carpeted floor. Window to rear. Radiator. Fitted double wardrobe.

BEDROOM THREE

12' 6" x 8' 9" (3.82m x 2.68m) Double bedroom. Carpeted floor. Window to front. Radiator.

BATHROOM

8' 9" x 8' 2" (2.67m x 2.51m) Stunning family updated in December 2023, suite comprising; large freestanding bath tub with freestanding tap, walk-in shower, WC & wash basin. Tiled floor & walls. Towel radiator. Spotlighting.

GARAGE

16' 4" x 8' 3" (4.98m x 2.52m) Accessed via up & over door.

Ideal for parking, storage or potential for conversion STP.

TO THE THE OUTSIDE

TO THE FRONT

Steps down from communal path to decked seating area. Door to porch.

TO THE REAR

Gated driveway parking for one vehicle and patio seating 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

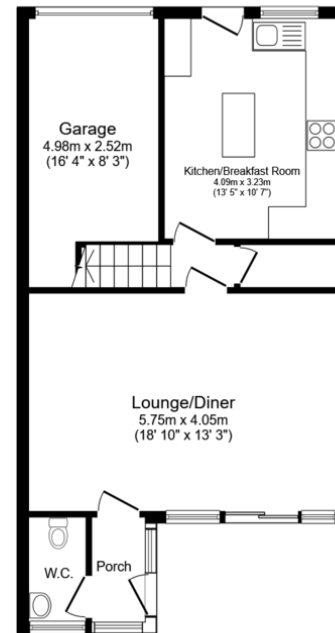
Mid Glamorgan

CF82 7AP

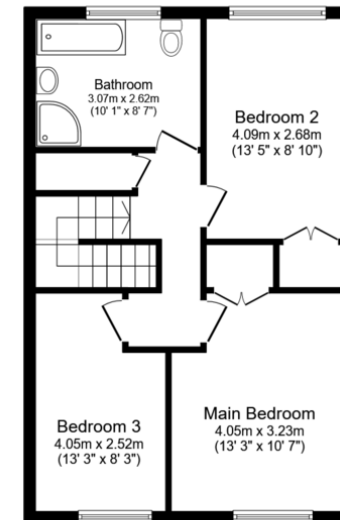
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Ground Floor



First Floor

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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