



4 Heol Gethin | Cefn Hengoed | Hengoed | CF82 7JZ

NO ONWARD CHAIN * VERY LARGE GARDEN WITH GOOD POTENTIAL * CONSERVATORY * THREE BEDROOMS * STYLISH BATHROOM IN 2023 * THREE BEDROOMS * MASTER FITTED WADROBES * SPACIOUS LOUNGE. A must see home to put your own stamp on! Brilliant rear garden and great views across the valley to the front.

£140,000

- No chain
- Large garden
- New bathroom 2023
- Conservatory
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Property Description

HALL

Stairs to first floor. Door to kitchen.

KITCHEN

16' 6" x 9' 4" (5.05m x 2.85m) Fitted with light wood wall & base units. Work surfaces with inset sink & drainer. Integrated double oven. Opening to lounge and conservatory. Radiator. No flooring.

LOUNGE

19' 8" x 9' 8" (6.00m x 2.97m) Large family lounge. Window to front with great view across valley. Patio doors to rear garden. Radiator.

CONSERVATORY

10' 9" x 8' 8" (3.30m x 2.66m) Dwarf wall and wood construction. Radiator. French doors to front. Door to rear hall.

STORE

5' 10" x 4' 7" (1.80m x 1.42m) Good store space. Window to side. Radiator.

WC

4' 7" x 3' 2" (1.42m x 0.99m) Fitted with WC

TO THE FIRST FLOOR

BEDROOM ONE

12' 11" x 11' 7" (3.96m x 3.54m) Generous main bedroom. Carpeted floor. Fitted wardrobes. Window to front with great view across valley. Radiator.

BEDROOM TWO

12' 7" x 5' 8" (3.84m x 1.75m) Double bedroom. Carpeted floor. Window to rear. Radiator.

BEDROOM THREE

10' 9" x 6' 2" (3.28m x 1.90m) Single bedroom. Laminate flooring. Window to front. Radiator.

BATHROOM

8' 6" x 6' 6" (2.60m x 2.00m) Updated in 2023 to a stylish bathroom suite comprising; bath with shower over, WC & wash basin. Tiled floor & splash backs. Window to rear. Towel radiator. Spotlighting.

TO THE OUTSIDE

TO THE FRONT

TO THE REAR

Maybe the largest garden on the development! Offering superb potential! Patio area ground level. Steps up to a number of grass areas.

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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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