



### 3 Winding Wheel Lane | Penallta | Hengoed | CF82 6AL

IDEAL INVESTMENT PROPERTY OR HOME \* FORMER COLLIERY SITE \* WELL CONVERTED \* FULLY INTEGRATED KITCHEN/DINER \* LISTED BUILDING \* ENSUITE \* QUIET SETTING \* COMBI BOILER \* TWO DOUBLE BEDROOMS.

Fantastic opportunity to own a property at this prestigious former colliery site.



### Offers In Excess Of £112,500

- Buy To Let Or Home
- Two Double Bedrooms
- Ensuite
- Fully Integrated Kitchen
- Former Colliery Site



## Property Description

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COMMUNAL HALLWAY GIVING ACCESS TO PROPERTY.

### HALL

Stairs to first floor. Doors to lounge, kitchen/diner & WC.

### LOUNGE

15' 0" x 12' 2" (4.59m x 3.72m) Spacious lounge. Carpeted floor. Window to rear. Emulsion walls & ceiling. Radiator. Door to under stair storage and combi boiler.

### KITCHEN/DINER

15' 0" x 10' 2" (4.59m x 3.12m) Spacious kitchen finished with walnut units. Straight edge work surfaces & inset sink. Integrated appliances; oven, hob & extractor, fridge, freezer, dishwasher & washing machine. Window to rear. Vinyl flooring. Tile splash backs. Radiator.

### WC

Comprising of WC & wash basin.

### TO THE FIRST FLOOR

### LANDING

Gives access to two bedrooms & bathroom.

### BEDROOM ONE

15' 0" x 12' 1" (4.59m x 3.70m) Spacious 'L' shaped bedroom. Carpeted floor. Plenty of space for study or wardrobes. Feature window to rear. Radiator. Door to en-suite.

### EN-SUITE

5' 10" x 5' 5" (1.80m x 1.67m) Fitted with shower cubicle, WC & wash basin. Spotlighting. Towel radiator.

### BEDROOM TWO

15' 0" x 10' 2" (4.59m x 3.12m) Large double bedroom. Carpeted floor. Emulsion walls & ceiling. Feature window to rear. Radiator.

### BATHROOM

6' 8" x 5' 10" (2.05m x 1.80m) Modern suite offering bath tub, WC & wash basin. Towel radiator.

\*\* LEASEHOLD 999 YEARS FROM APPROX 2007 \*\*

\*\* SERVICE CHARGE CURRENTLY APPROX £700 PA, GROUND RENT £25 PA\*\*

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

Leasehold

## Council Tax Band

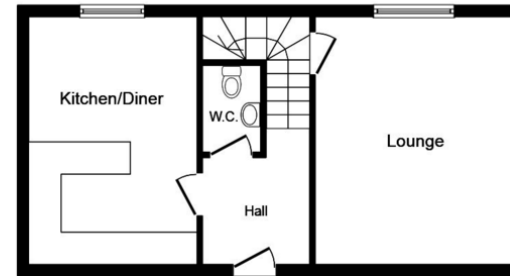
## Viewing Arrangements

Strictly by appointment

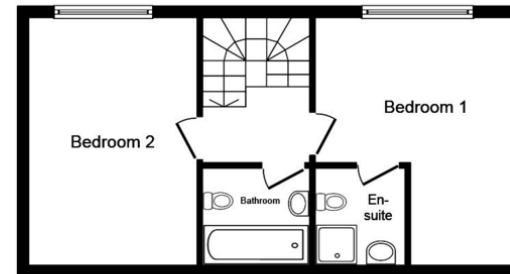
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**Ground Floor**



**First Floor**

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © 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