



## 1 Victoria Place | | Bargoed | CF81 8JB

NO ONWARD CHAIN \* GARAGE TO REAR \* KITCHEN \* REAR GARDEN \* CLOSE TO TRAIN STATION & SCHOOLS! A great first step on the property ladder, must be seen to be fully appreciated.

## Guide Price £120,000

- NO ONWARD CHAIN
- GARAGE TO REAR
- CLOSE TO TRAINSTATIONS
- GREAT FIRST HOME
-



## Property Description

### HALLWAY

Stairs leading to first floor and door to lounge/dining room.

### LOUNG/DINER

21' 11" x 11' 1" (6.70m x 3.39m) Spacious front family room. Feature fireplace with inset electric fire. Window to the front and rear. Carpeted floor . Radiator to front and back.

### KITCHEN

6' 8" x 8' 11" (2.05m x 2.72m) Fitted kitchen with wood effect wall and base units. Free standing electric cooker with under counter fridge freezers. Miniature breakfast bar. Under the stairs storage. Vinyl tile flooring. Window to side and door to small utility corner which houses the comb boiler with plumbing for washing machine. Door to main bathroom.

### BATHROOM

6' 10" x 5' 10" (2.10m x 1.79m) Fitted with walk in shower, wash basin and toilet. Vinyl flooring, tiled walls and modern clad shower cubicle. Window to rear. Radiator.

### TO THE FIRST FLOOR

### LANDING LEADING TO 3 BEDROOMS

### BEDROOM ONE

12' 9" x 6' 10" (3.91m x 2.10m) Double bedroom. Carpeted floor. Window to front. Radiator.

### BEDROOM TWO

9' 10" x 7' 1" (3.00m x 2.17m) Carpeted floor. Window to front. Radiator.

### BEDROOM THREE

8' 8" x 8' 7" (2.66m x 2.62m) Carpeted floor. Window to rear.

Radiator.

### OUTSIDE

### TO THE REAR

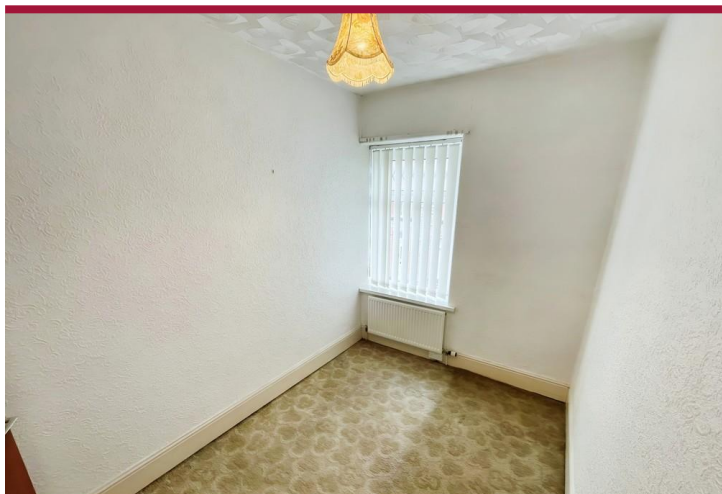
Level garden laid with turf and footpath leading to garage, with roller shutter door, providing off road parking for 1 Vehicle. Side gate access from the lane.

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

[www.lucasesstates.net](http://www.lucasesstates.net)

[info@lucasesstates.net](mailto:info@lucasesstates.net)

01443 862862

%epcGraph\_c\_1\_349%

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