



£115,000

EPC Rating 'C'

The Great Engineering Hall  
 4 Winding Wheel Lane  
 Penallta  
 Hengoed  
 CF82 6AN

**\*HERITAGE SITE\* \*MODERN ENSUITE\* \*EXCELLENT PARKING FACILITIES\* \*FULLY INTEGRATED KITCHEN/DINER\* \*BEAUTIFUL FEATURE WINDOWS\*** Rare opportunity to purchase this well designed and finished two bedroom duplex apartment situated in a Grade II Listed building, the former Penallta Colliery Site.



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Rare opportunity to purchase this well designed and finished two bedroom duplex apartment situated in a Grade II Listed building, the former Penallta Colliery Site.

Enter via aluminium double doors to a communal hallway;

Composite front door into apartment;

#### HALLWAY

7' 3" x 6' 0" (2.23m x 1.85m)

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

#### LOUNGE

8' 11" x 16' 7" (2.72m x 5.08m)

Spacious lounge with feature windows to front & side, carpeted floor, emulsion walls & ceiling, radiator door to boiler cupboard.

#### KITCHEN/DINER

16' 7" x 8' 2" (5.08m x 2.49m)

Spacious kitchen/diner, fitted with modern wall & base units, curved edge work surfaces with breakfast bar & inset sink with drainer. Integrated appliances to include oven, hob & extractor, base level fridge & freezer, dishwasher and washing machine. Vinyl flooring, emulsion walls & ceiling, feature window to front, tile splash backs, radiator.

#### WC

Fitted with a WC & wash basin.

#### TO THE FIRST FLOOR

#### LANDING

Gives access to two bedrooms & bathroom.

#### BEDROOM ONE

16' 7" x 8' 10" (5.08m x 2.70m)

Generous double bedroom, feature windows to front & side, carpeted floor, emulsion walls & ceiling, radiator, door to;

#### ENSUITE

6' 6" x 4' 7" (2.00m x 1.41m)

Modern ensuite comprising of a walk-in shower, Wc & wash basin. Vinyl flooring, emulsion walls & ceiling, towel radiator, spot lighting, extractor fan.

#### BEDROOM TWO

16' 7" x 8' 2" (5.08m x 2.49m)

Second double bedroom, carpeted floor, emulsion walls & ceiling, feature window to front, radiator.

#### BATHROOM

6' 7" x 6' 2" (2.01m x 1.89m)

Modern family bathroom fitted with a bath tub, WC & wash basin. Vinyl flooring, tile splash backs, emulsion walls & ceiling, towel radiator, extractor fan.

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.

## Ystrad Mynach Office

22 Penallta Road  
Ystrad Mynach  
Hengoed  
Mid Glamorgan  
CF82 7AP

## Contact Us

[www.lucasstates.net](http://www.lucasstates.net)  
[info@lucasstates.net](mailto:info@lucasstates.net)  
01443 862862

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



