



47 Fairways | | Bargoed | CF81 8TQ

UNIQUE OPPORTUNITY * AMAZING OUTLOOK OVER GOLF COURSE TO REAR * GREAT PARKING TO FRONT & GARAGE * WELL LANDSCAPED FAMILY GARDEN * LOUNGE * DINING ROOM * MODERN KITCHEN * THREE BEDROOMS. Set in the popular area of "Fairways" Bargoed, occupying a unique corner plot backing onto the Golf Course.

Offers In Excess Of £220,000

- Great corner plot
- Lounge
- Dining room
- Landscaped garden
- Backing onto Golf Course



Property Description

PORCH

6' 9" x 3' 8" (2.08m x 1.14m) Door to hallway.

HALL

9' 4" x 5' 10" (2.85m x 1.78m) Stairs to first floor. Doors to lounge and storage cupboard.

LOUNGE

12' 9" x 10' 10" (3.90m x 3.32m) Large window to front. Carpeted floor. Electric fire to stay. Archway to dining room. Radiator.

DINING ROOM

10' 10" x 9' 8" (3.32m x 2.96m) Space for a 4-6 seater dining table. Carpeted floor. Door to kitchen. Sliding doors to rear garden. Radiator.

KITCHEN

10' 10" x 7' 2" (3.32m x 2.20m) Modern kitchen fitted with gloss wall & base units. Work surface over with inset sink & drainer. Gas cooker. Sliding doors to rear garden. Window to side. Radiator.

TO THE FIRST FLOOR

BEDROOM ONE

12' 8" x 10' 4" (3.88m x 3.15m) Double bedroom. Carpeted floor. Window to front. Radiator.

BEDROOM TWO

11' 6" x 9' 2" (3.52m x 2.80m) Double bedroom. Carpeted floor. Window to rear with a fantastic view across the local golf course. Radiator.

BEDROOM THREE

9' 6" x 6' 5" (2.90m x 1.96m) Single bedroom. Carpeted floor. Window to front. Radiator.

BATHROOM

7' 5" x 6' 2" (2.28m x 1.90m) Nicely sized modern suite comprising; bath tub with shower over, WC & wash basin. PVC panelled walls. Vinyl flooring. Window to rear. Spot lighting.

TO THE OUTSIDE

TO THE FRONT

Set in a quiet cul-de-sac on this popular development. With double driveway parking to the front leading to garage.

TO THE REAR

Such a unique setting backing onto the rolling fairway of Bargoed golf course. Well landscaped with patio seating area. Step up to a lawn area overlooking the golf course.

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