



2 Llys-y-coed | Ystrad Mynach | Hengoed | CF82 7FD

NO CHAIN * GREAT LOCATION AND LARGE PLOT * MODERNISED KITCHEN IN RECENT YEARS * SPACIOUS LOUNGE * TWO BEDROOMS * FITTED WARDROBES * BATHROOM * GOOD SIZE FAMILY GARDEN. Perfect first home on the ever popular Forge Mill development close to all amenities.

Guide Price £200,000

- No chain
- Brilliant plot
- Fitted wardrobes
- Modern kitchen
- Large driveway



Property Description

HALL

Opening to kitchen. Door to lounge/diner. Radiator.

KITCHEN

7' 10" x 7' 10" (2.40m x 2.40m) Fitted with modern grey gloss wall and base units. Work surfaces over with inset sink and drainer, integrated oven, hob and extractor hood. Space and plumbing for washing machine. Tiled splash backs. Window to front. Wall mounted combination boiler.

LOUNGE/DINER

16' 8" x 11' 10" (5.10m x 3.62m) Spacious, open plan, living/dining area. Lamb flooring. French doors to rear garden. Two radiators.

TO THE FIRST FLOOR

LANDING

Doors to two bedrooms and bathroom.

BEDROOM ONE

11' 8" x 9' 9" (3.58m x 2.98m) Double bedroom. Laminate floor. Fitted with double wardrobe. Window to rear. Radiator

BEDROOM TWO

10' 8" x 6' 10" (3.26m x 2.10m) Comfortable single bedroom. Laminate flooring. Fitted single wardrobe. Window to front. Radiator

BATHROOM

8' 0" x 4' 9" (2.45m x 1.46m) Suite comprises; bathtub with shower over, WC and wash basin. Vinyl flooring. Tiled splashback. Window to front. Radiator.

TO THE OUTSIDE

TO THE FRONT

Driveway parking for 2-3 vehicles. Lawn area.

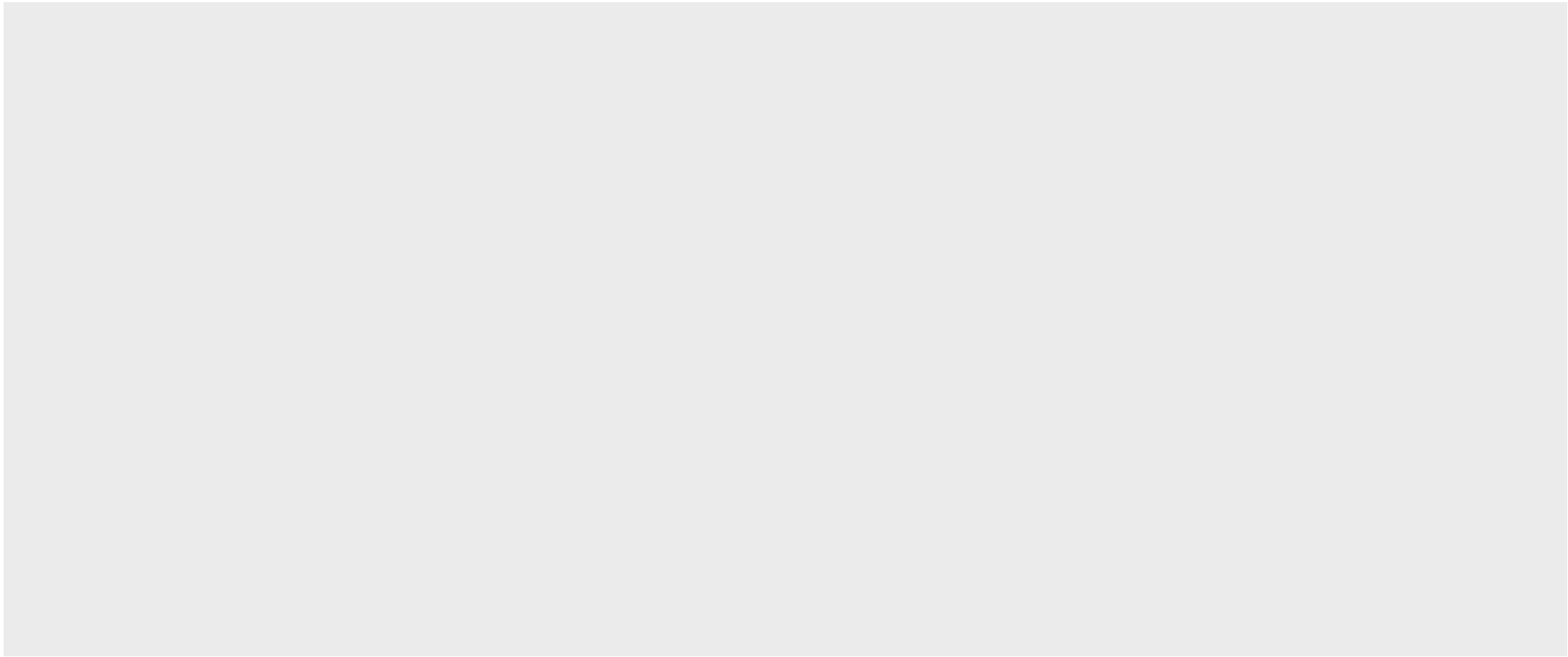
TO THE REAR

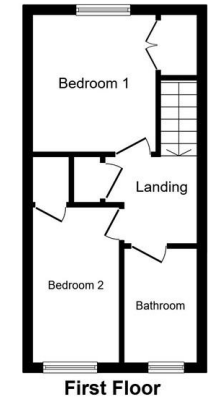
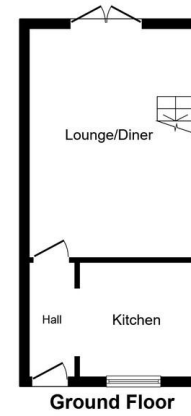
Great family garden with large wraparound patio seating area. Step down to lawn. Gate to driveway.

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

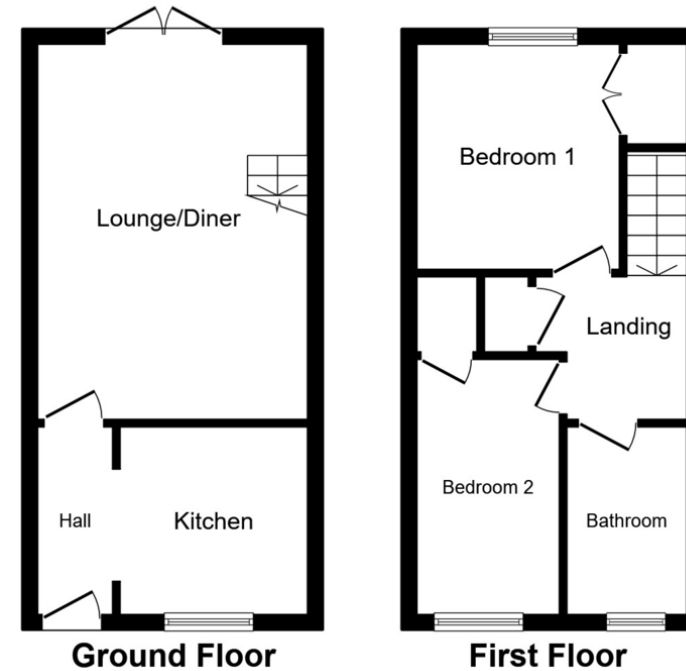
Viewing Arrangements

Strictly by appointment

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