



17 Hengoed Road | | Hengoed | CF82 7NW

STUNNING AND EXTENDED FAMILY HOME * DECEPTIVELY SPACIOUS, MUST BE SEEN * BEAUTIFUL OPEN PLAN LIVING SPACE * FEATURE FIRE * HIGH SPEC KITCHEN WITH APPLIANCES * ADDITIONAL RECEPTION ROOM * UTILITY ROOM * LARGE FAMILY BATHROOM * LOW MAINTENANCE GARDEN * REAR PARKING FOR UPTO TWO VEHICLES.

£210,000

- Deceptively large family home
- Beautiful open plan design
- High spec finishes
- Utility room
- Large family bathroom



Property Description

PORCH

Door to lounge/diner.

LOUNGE/DINER

20' 11" x 16' 4" (6.40m x 5.00m) Large, open plan lounge/diner with bay window to front. Feature gas fed "log burner style" fire with Oak lintel over and matching Oak lintel cover to ceiling. Modern tiled floor throughout. Open plan staircase to first floor. Exposed brick alcoves with feature lighting. Door to kitchen and double doors to reception room. Two radiators. Integrated Dolby Atmos surround system.

KITCHEN

12' 4" x 10' 0" (3.78m x 3.05m) Beautiful Sigma 3 kitchen Matt finished units. Solid walnut work surfaces over. Integrated applicants, two single ovens, hob with extractor over, microwave and dishwasher. Storage cupboard. Serving hatch/opening to reception room. Engineered walnut flooring.

Spotlighting. Velux window to ceiling. Spotlighting. Designer radiator. Opening to rear hall.

RECEPTION ROOM

12' 1" x 8' 6" (3.70m x 2.60m) A great extension to the home offering a variety of uses. Perfect for a formal dining area due to large serving hatch from kitchen. Tiled floor. Radiator. Sliding door to rear garden.

REAR HALL

Doors to utility room, bathroom and rear garden.

UTILITY ROOM

7' 7" x 6' 6" (2.32m x 2.00m) Great private room for utilities and offering plumbing for washing machine and space for dryer. Radiator. Window to side. Wall mounted combi boiler.

BATHROOM

9' 8" x 9' 4" (2.95m x 2.87m) Modern and spacious family suite

comprising; corner bath tub, walk-in shower, match WC and vanity wash basin. Vinyl flooring. Windows to side & rear. Radiator and upright towel radiator. Tiled splashbacks.

TO THE FIRST FLOOR

BEDROOM ONE

12' 0" x 8' 2" (3.66m x 2.50m) Double bedroom. Carpeted front. Window to front. Radiator.

BEDROOM TWO

10' 4" x 8' 8" (3.16m x 2.66m) Double bedroom. Carpeted floor. Feature wood panelled wall. Window to rear. Radiator.

BEDROOM THREE

9' 8" x 7' 5" (2.96m x 2.28m) Comfortable single bedroom with fitted single wardrobe. Carpeted floor. Window to front. Designer radiator.

TO THE OUTSIDE

TO THE FRONT

Forecourt area with mature trees providing plenty of privacy.
Storage area to side

TO THE REAR

Gates access from rear lane to park upto two vehicles.
Alternatively a great, low maintenance garden space finished with block paving and raised decked seating area. Brick built shed.

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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