



£140,000

EPC Rating 'TBC'

39 Francis Street  
Fleur De Lis  
Blackwood  
NP12 3RX



#### HALL

Door to lounge/diner. Radiator.

#### LOUNGE/DINER

22' 6" x 15' 5" (6.86m x 4.70m)

Open plan. Carpeted floor. Newly decorated. Windows to front and rear. Two radiators. Open stairs to 1st floor. Door to kitchen.

#### KITCHEN

11' 6" x 7' 10" (3.53m x 2.39m)

Modern kitchen fitted with white gloss wall and base units. Tiled floor and splashback. Towel radiator integrated oven and hob. Space for washing machine and fridge.



#### TO THE FIRST FLOOR

#### BEDROOM 1

10' 4" x 9' 8" (3.15m x 2.95m)

Double bedroom. Carpeted floor. Window front. Radiator.

#### BEDROOM 2

9' 8" x 8' 9" (2.95m x 2.68m)

Double bedroom. Carpeted floor. Window to rear. Radiator.

#### BEDROOM 3

9' 8" x 6' 0" (2.95m x 1.84m)

Single bedroom. Carpeted floor. Window front. Radiator.



#### BATHROOM

Modern suite comprising; bath tub with electric shower over, WC & wash basin. Tiled floor and splash backs. Window to rear. Radiator.

Boiler enclosed on landing cupboard.

#### TO THE REAR

Low maintenance garden with rear lane access.

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 Penalta 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

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