



## 16 Glen View | Ystrad Mynach | Hengoed | CF82 7BH

NO ONWARD CHAIN \* OPEN PLAN LOUNGE/DINER \* MODERN KITCHEN WITH RANGE COOKER \* RECENTLY UPDATED, STYLISH BATHROOM SUITE \* THREE BEDROOMS \* POTENTIAL FOR PARKING TO REAR. First time buyers take a look, just a stones throw from town and move-in ready!

**£190,000**

- Open plan living
- Stones throw from town
- Stylish new bathroom
- Modern kitchen with appliances
- No chain



## Property Description

### HALLWAY

9' 3" x 5' 6" (2.83m x 1.69m)

### STAIRS TO FIRST FLOOR

Door to lounge/diner. Laminate flooring, radiator.

### LOUNGE/DINER

21' 3" x 11' 0" (6.50m x 3.37m) MAX Well presented lounge area. Open concept with dining room. Laminate flooring, bay window to front, radiator.

### KITCHEN

10' 3" x 10' 7" (3.13m x 3.23m) Well presented kitchen. Fitted with wall & base level units. Curved edge work surfaces with inset sink & drainer. Range cooker to stay. Plumbing for washing machine. Tile flooring, window to side, radiator. Tile splash backs.

### REAR HALL

10' 7" x 2' 10" (3.23m x 0.87m) Door to rear garden, bathroom and storage cupboard.

### BATHROOM

10' 7" x 5' 2" (3.23m x 1.59m) Modern updated suite. Fitted with bathtub & mixer shower over set in tiled walls, WC & wash basin. Window to rear. Tile flooring. Towel radiator.

### TO THE FIRST FLOOR

### BEDROOM ONE

13' 6" x 9' 2" (4.13m x 2.81m) Spacious double bedroom. Carpeted floor, two windows to front, radiator. Single cupboard utilised for wardrobe space.

### BEDROOM TWO

11' 3" x 7' 4" (3.44m x 2.25m) Carpeted floor, window to rear, radiator. Ideal second bedroom.

### BEDROOM THREE

8' 3" x 8' 0" (2.53m x 2.46m) Single bedroom. Carpeted floor, window to rear, radiator. Wall mounted combi boiler.

### TO THE OUTSIDE

To the front forecourt area.

### TO THE REAR

Steps up to lawn, additional patio seating area, path to rear gate with lane access. Brick built storage shed.

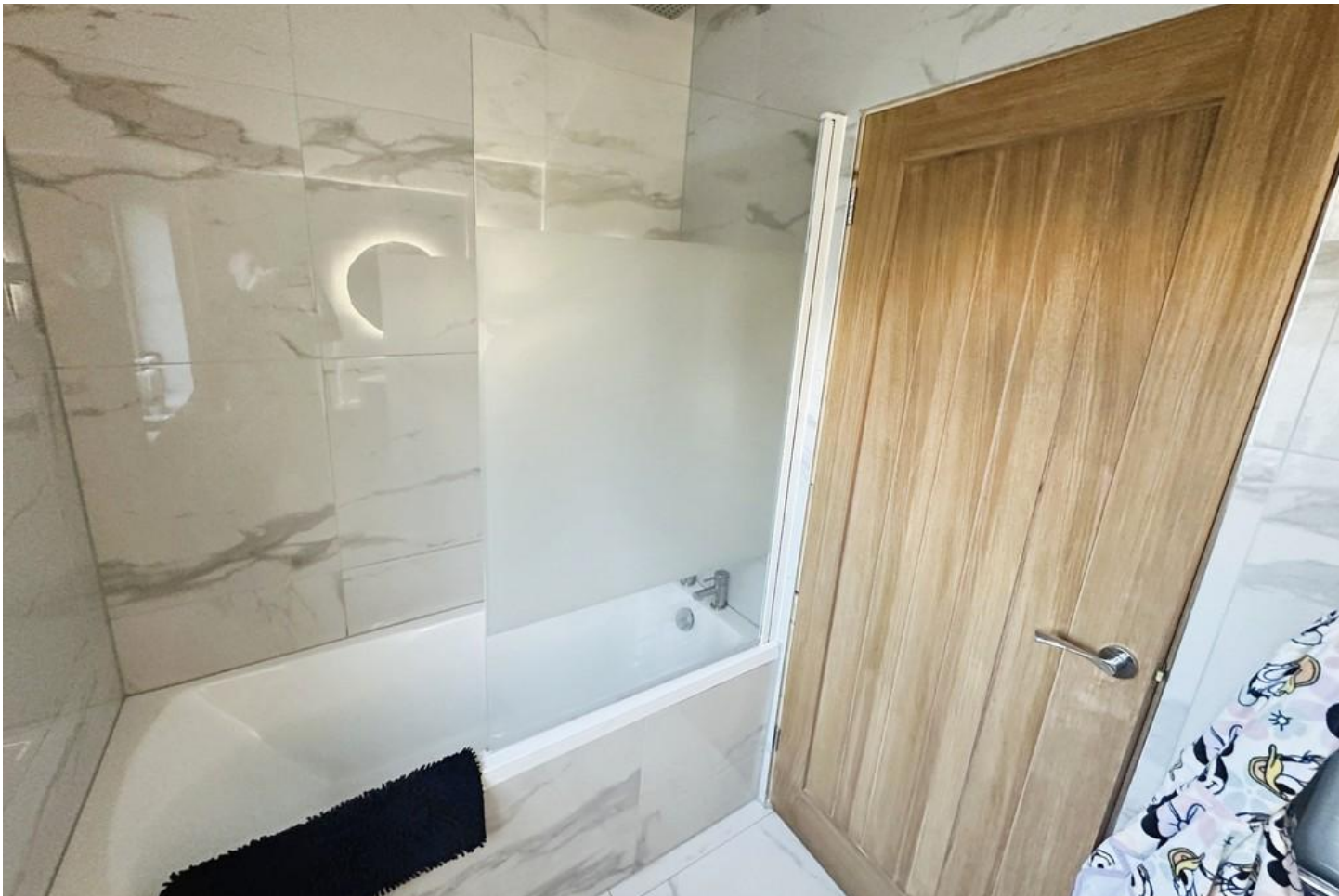
In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status 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

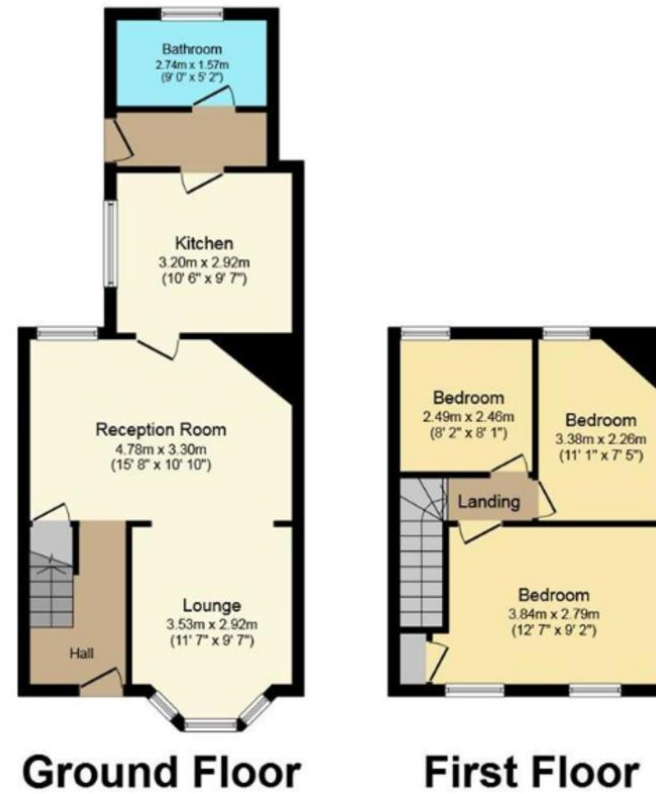
## Viewing Arrangements

Strictly by appointment

## Contact Details

22 Penallta Road  
Ystrad Mynach  
Hengoed  
Mid Glamorgan  
CF82 7AP

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



%epcGraph\_c\_1\_349%

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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