



13 Pengam Road | Ystrad Mynach | Hengoed | CF82 8AA

NO ONWARD CHAIN \* MODERN FAMILY HOME \* OPEN PLAN LIVING/DINING \* STYLISH AND EXTENDED KITCHEN \* FAMILY BATHROOM \* WALK TO TOWN CENTRE & TRAIN. Situated in a popular area just off the village centre and with no onward chain!

£190,000

- No chain
- Modern family home
- Open plan living
- Stylish kitchen
- Walk to village centre



## Property Description

### HALLWAY

Door to lounge/diner. Stairs to first floor. Radiator.

### LOUNGE/DINER

20' 8" x 12' 7" (6.31m x 3.84m) Modern and open plan family lounge/diner. Bay window to front. Laminate flooring. Window to rear. Two radiators. Door to kitchen.

### KITCHEN

15' 4" x 7' 10" (4.68m x 2.40m) Stylish kitchen fitted with gloss wall & base units. Work surfaces over with inset sink & drainer. Integrated oven, hob & extractor. Plumbing for washing machine. Windows to rear & side. Tiled floor. Door to rear. Radiator. Opening to under stairs storage.

### TO THE FIRST FLOOR

### LANDING

Gives access to three bedrooms and bathroom

### BEDROOM ONE

12' 7" x 8' 0" (3.85m x 2.45m) Double bedroom. Carpeted floor. Window to front. Radiator.

### BEDROOM TWO

10' 5" x 7' 10" (3.20m x 2.40m) Double bedroom. Carpeted floor. Window to rear. Radiator.

### BEDROOM THREE

9' 6" x 7' 4" (2.92m x 2.25m) Single bedroom. Carpeted floor. Window to front. Radiator.

### BATHROOM

7' 11" x 7' 10" (2.42m x 2.40m) Modern family suite comprising; bath tub with shower over, WC & wash basin. Tiled floor & splash backs. Window to rear. Radiator. Cupboard housing combi boiler.

### TO THE OUTSIDE

### TO THE FRONT

Forecourt area.

### TO THE REAR

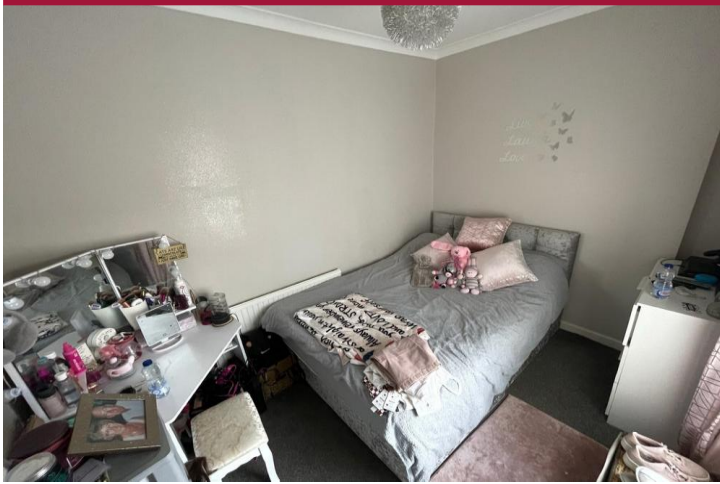
Courtyard seating area. Steps up to good size lawn. Gate to rear lane. Door to large shed.

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

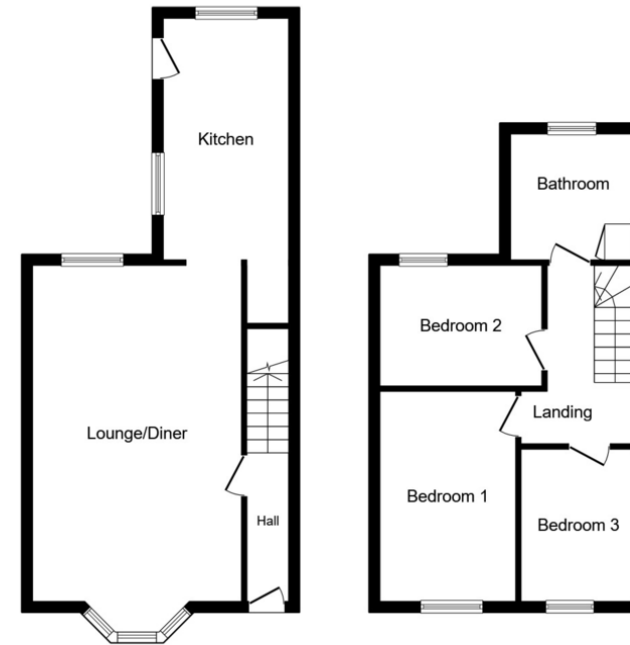
## Viewing Arrangements

Strictly by appointment

## Contact Details

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**Ground Floor**

**First Floor**

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