



## 11 Usk Road | | Bargoed | CF81 8RJ

BEAUTIFULLY RENOVATED HOME \* STUNNING KITCHEN \* OPEN PLAN LOUNGE/DINER \* STYLISH BATHROOM \* THREE DOUBLE BEDROOMS \* LANDSCAPED GARDEN \* PARKING TO REAR. Perfect first time home, immaculately renovated by the current owner and set in convenient area of Bargoed close to Town & train.

## Offers In Excess Of £160,000

- Immaculate house
- Open plan lounge/diner
- Stylish kitchen
- Stunning bathroom
- Landscaped garden





## Property Description

### INTERNAL PORCH

4' 10" x 3' 11" (1.48m x 1.21m)

### HALLWAY

6' 5" x 2' 10" (1.98m x 0.88m)

### LOUNGE/DINER

20' 11" x 11' 2" (6.40m x 3.42m) Open plan. Fitted with stylish tile flooring. Patio doors to rear garden.

### KITCHEN

11' 4" x 9' 9" (3.47m x 2.98m) Stunning kitchen fitted with gloss units. Integrated fridge/freezer, washing machine, oven & hob. Tiled floor.

### BATHROOM

9' 9" x 6' 5" (2.99m x 1.97m) Suite comprising bath tub, electric shower over, WC & wash basin. Tiled floor & walls.

### TO THE FIRST FLOOR

### LANDING

### MASTER BEDROOM

15' 3" x 9' 10" (4.65m x 3.00m)

### BEDROOM TWO

10' 11" x 9' 8" (3.35m x 2.95m)

### BEDROOM THREE

12' 8" x 9' 7" (3.87m x 2.94m)

### TO THE OUTSIDE

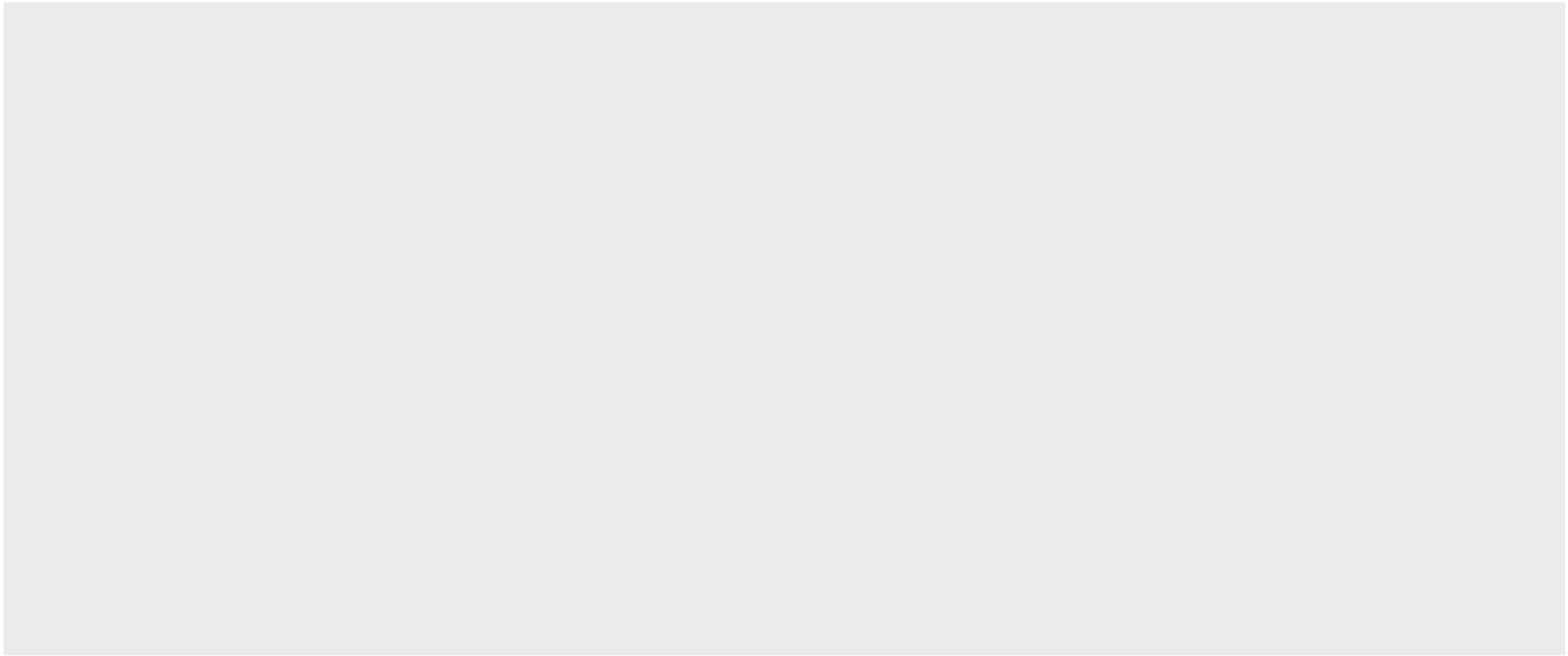
Well landscaped garden, very low maintenance. Large patio level and parking access from rear lane

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.lucasestates.net](http://www.lucasestates.net)

[info@lucasestates.net](mailto:info@lucasestates.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 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