



£550,000

EPC Rating 'TBC'

Graig Yr Allt Cottage
Bryn Siriol
Hengoed
CF82 7TA

CHARMING COTTAGE * UNIQUE, SECLUDED LOCATION * EXTENSIVE PLOT * FIVE BEDROOMS * LARGE OPEN PLAN LIVING AREAS * UTILITY ROOM * STUDY. Charming miners cottage positioned just off an established development, very rare does such a home come to market having been in the same family for 30 years.



PORCH

DOOR TO HALLWAY

HALLWAY

Spacious hallway with stairs to first floor. Tiled floor. Electric fire! Could easily be used for dining/seating. Double doubles to kitchen/diner.

STUDY

7' 6" x 5' 2" (2.30m x 1.60m)

Great set up for home workers! Window to front and radiator. The owner has made us aware there is plumbing available in this room for a toilet and shower so could easily be altered into a shower room.



KITCHEN/DINER

25' 3" x 11' 1" (7.70m x 3.40m)

Stylish kitchen fitted in recent years. Fully integrated with two ovens, grill, microwave, dishwasher, wine cooler and hob with extractor over. American style fridge to stay. Comfortable seating area with floor to ceiling windows looking out to the back. Radiator.

UTILITY ROOM

7' 6" x 7' 3" (2.31m x 2.21m)

Washing machine and dryer area and additional work surface area with sink. Door to side path.

SITTING ROOM

24' 7" x 11' 9" (7.50m x 3.60m)

Spacious family sitting room with ample space for family seating and dining room. Large set of floor to ceiling windows with patio doors to rear garden. Tiled floor. Feature fireplace with inset electric style burner.



TO THE FIRST FLOOR

BEDROOM ONE

15' 5" x 11' 9" (4.71m x 3.60m)

Spacious double bedroom. Laminate floor. Large windows to side & rear enjoying views over the garden.

BEDROOM TWO

13' 10" x 12' 8" (4.22m x 3.88m)

Spacious double bedroom. Large windows to rear enjoying views over the garden.

BEDROOM THREE

13' 9" x 8' 10" (4.20m x 2.70m)

Double Bedroom. Window to front. Radiator. Drop down stairs to attic.

BEDROOM FOUR

11' 7" x 10' 9" (3.55m x 3.28m)

Utilised as a dressing room but comfortable double bedroom. Large window to side.

BEDROOM FIVE



13' 7" x 11' 3" (4.15m x 3.44m)

Double bedroom. Wood flooring. Windows to front & side.

BATHROOM

8' 8" x 8' 2" (2.66m x 2.50m)

Large suite with bath tub, walk-in shower, wash basin and WC. Window to side. Towel radiator.

ATTIC

23' 5" x 13' 4" (7.16m x 4.08m)

Accessed from a drop down ladder from bedroom 3. In great condition and partly converted with plastered walls & ceiling and two Velux windows. Central heating also! Storage in both eaves!

Property accessed via private single track lane, please arrange a viewing via office.

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Ystrad Mynach Office

22 Penallta Road
Ystrad Mynach
Hengoed
Mid Glamorgan
CF82 7AP

Contact Us

www.lucasestates.net
info@lucasestates.net
01443 862862

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