



4 Kingfisher Way | Penallta | Hengoed | CF82 6BB

NO ONWARD CHAIN * EXTENDED FAMILY HOME * LOW MAINTENANCE GARDEN * STUNNING OPEN PLAN KITCHEN/LIVING SPACE * GENEROUS FAMILY LOUNGE * MASTER ENSUITE & FITTED WARDROBES. Stylish family home, on a quiet street on Cwm Calon, simply must see.

Offers In Excess Of £325,000

- No chain
- Extended home
- Open plan kitchen/living area
- Master ensuite
- Fitted wardrobes



Property Description

HALL

STAIRS TO FIRST FLOOR

WC

Fitted with WC & wash basin.

LOUNGE

18' 2" x 10' 5" (5.55m x 3.20m) Spacious family lounge. Two windows to front. Under-stairs cupboard

KITCHEN/DINER

15' 5" x 11' 11" (4.72m x 3.65m) Beautifully designed kitchen with peninsula seating area. Fully integrated with; fridge/freezer, oven, hob with extractor, dishwasher and wine fridge. Cupboard with plumbing for washing machine. Boiler enclosed in wall unit. Opening to Orangery.

ORANGERY

15' 5" x 12' 1" (4.72m x 3.70m) Brilliant addition to the home providing a large plan space off the kitchen. Great for entertaining or a formal dining area with bifold doors to the garden.

MASTER BEDROOM

11' 6" x 9' 10" (3.52m x 3.00m) Double bedroom. Fitted double wardrobe. Door to ensuite.

ENSUITE

10' 7" x 6' 2" (3.25m x 1.90m) Large family ensuite with walk in shower, WC and wash basin

BEDROOM TWO

9' 6" x 9' 1" (2.92m x 2.78m) Double bedroom.

BEDROOM THREE

9' 1" x 8' 4" (2.78m x 2.55m) Potential third double bedroom

or ideal home office! Office furniture can stay.

BATHROOM

6' 11" x 6' 0" (2.12m x 1.85m) Suite comprising of; bath tub with shower over, WC & wash basin.

TO THE OUTSIDE

Double driveway leading to garage

TO THE REAR

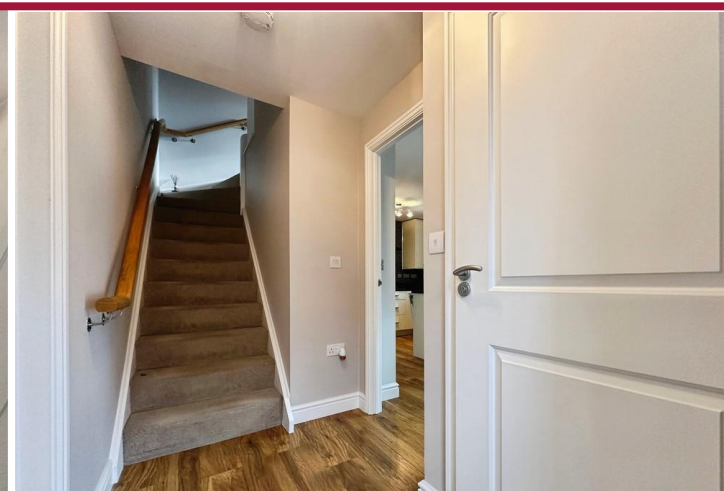
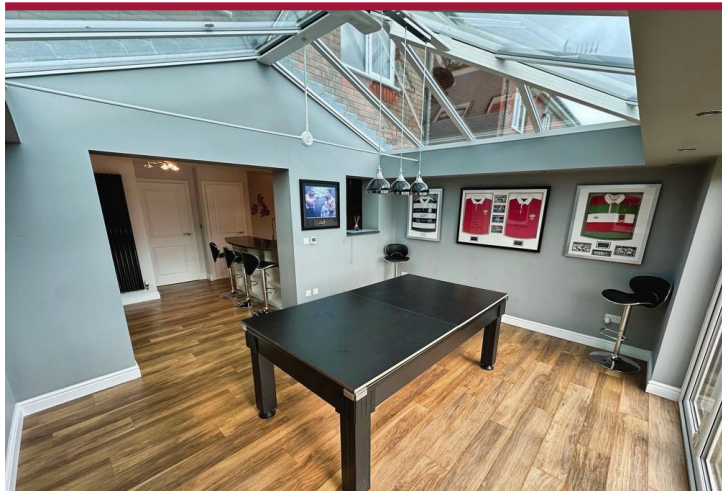
Low maintenance garden laid with artificial turf and decking.

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

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