



Offers Over £125,000

EPC Rating 'TBC'

27 Asquith Street  
Tir-y-berth  
Hengoed  
CF82 8AR

NO ONWARD CHAIN \* REFURBISHED HOME \* NEW KITCHEN AND UTILITY ROOM \* UPDATED BATHROOM \* SPACIOUS LOUNGE \* GENEROUS BEDROOMS \* COMBI BOILER. Perfect first time buy, and a great first step onto the property ladder to a move-in ready home!



#### HALL

Stairs to first floor

#### LOUNGE

Newly decorated and carpeted spacious lounge

#### KITCHEN

Updated with modern shaker style units and work surfaces. Integrated oven and hob.

#### UTILITY ROOM

Great space off the kitchen with additional wall and base units and work surfaces with inset sink

#### REAR HALL

Door to rear garden and bathroom

#### BATHROOM

Fitted with bathtub, shower over, WC and wash basin.

#### TO THE FIRST FLOOR

#### BEDROOM ONE

Spacious double bedroom with fitted cupboard space

#### BEDROOM TWO

Good size bedroom with the cupboard housing Combi boiler

#### BEDROOM THREE

Comfortable, single bedroom

#### TO THE REAR

Courtyard area with steps and gate to 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.



## Ystrad Mynach Office

22 Penallta Road  
Ystrad Mynach  
Hengoed  
Mid Glamorgan  
CF82 7AP

## Contact Us

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

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

