



15 Colly Row | Bedlinog | Treharris | CF46 6UD

STUNNING FULL RENOVATION * BEAUTIFUL VIEWS ACROSS VALLEY * NEW ROOF * REWIRED * NEW HEATING SYSTEM & BOILER * NEW WINDOWS * LANDSCAPED GARDEN. Pop your furniture in this picture perfect cottage, fully renovated, and enjoy the valley views from the garden.



Offers In Excess Of £130,000

- Fully renovated
- New roof
- New heating & boiler
- Rewired
- New kitchen with appliances



Property Description

LOUNGE

18' 2" x 12' 1" (5.56 m x 3.70 m) Spacious family lounge with two windows to front. Open staircase to first floor with storage under.

KITCHEN/DINER

18' 2" x 7' 6" (5.56m x 2.30m) Nicely sized kitchen/diner with space for a 4 seater table, fitted with traditional wall & base units. Integrated fridge/freezer, oven, hob & extractor. Space and door for integrated washing machine.

BATHROOM

7' 4" x 6' 5" (2.24m x 1.97m) Stunning suite fitting with bath tub, shower over, vanity WC & wash basin. Tiled floor and splashbacks.

BEDROOM

11' 2" x 8' 3" (3.41m x 2.54m) Double bedroom.

BEDROOM

12' 1" x 6' 9" (3.70m x 2.06m) Double bedroom. Cupboard housing new combi boiler

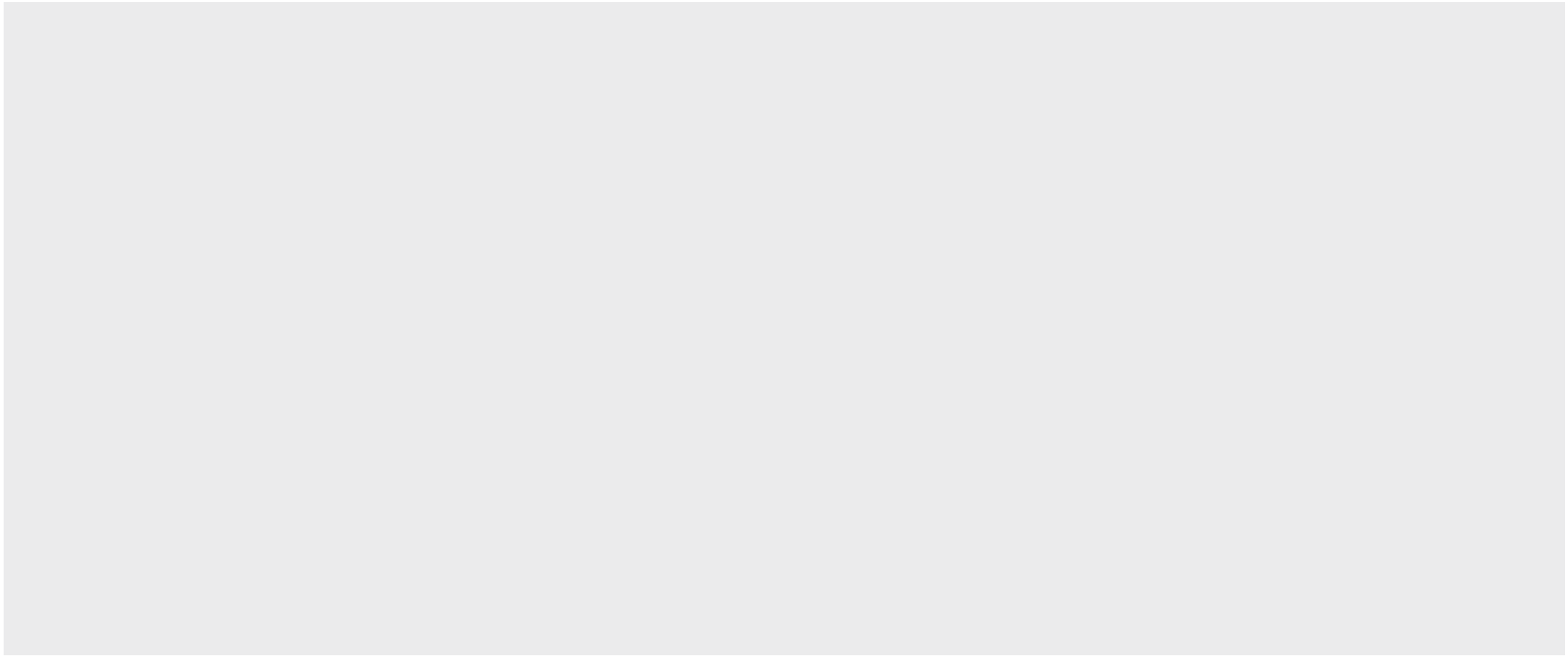
TO THE REAR

Well landscaped garden with a level patio enjoying uninterrupted views across the valley. Steps down to small lawn.

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

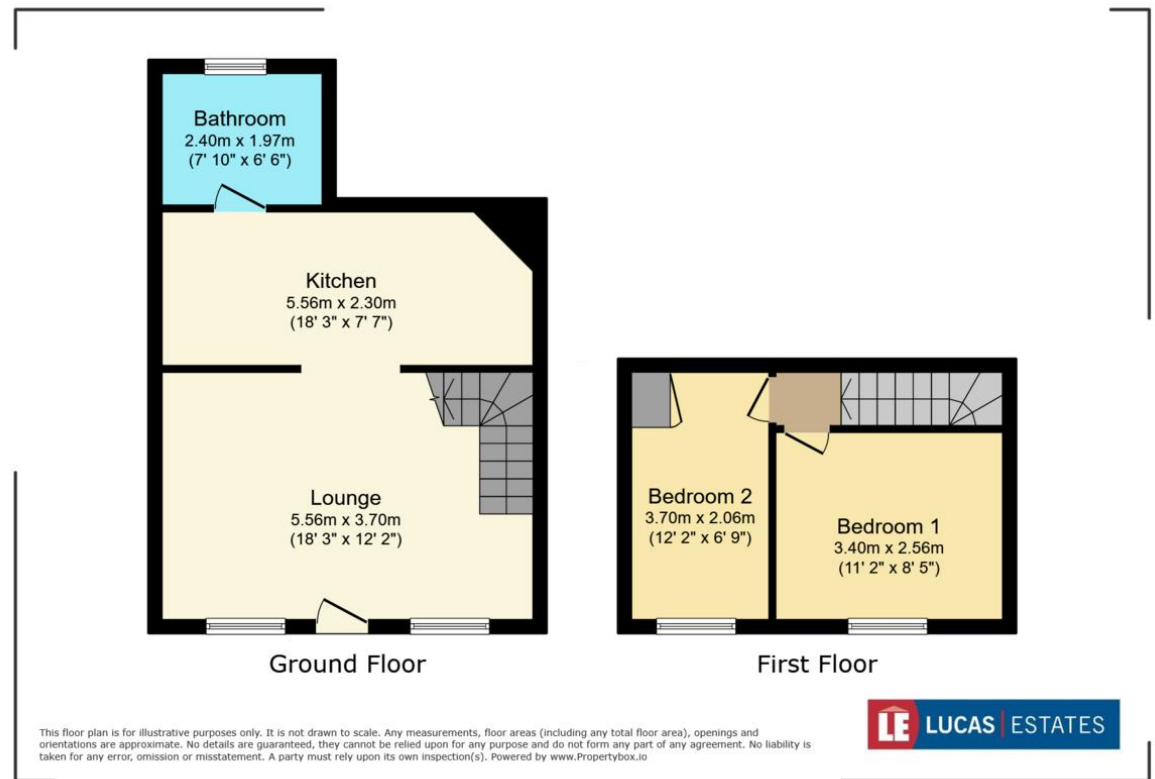
Mid Glamorgan

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