



## 14 Tylagwyn | Penpedairheol | Hengoed | CF82 8HE

NO CHAIN \* FOUR DOUBLE BEDROOMS \* GREAT POTENTIAL TO IMPROVE \* LARGE LOUNGE \* OPEN PLAN KITCHEN \* DRIVEWAY PARKING. Spacious family home, with four double bedrooms and offering great potential to improve throughout.



Offers In Excess Of £190,000

- Great Potential
- Extended property
- No chain
- Potential four double bedrooms
- Driveway parking



## Property Description

### HALL

Stairs to 1st floor

### LOUNGE/DINER

22' 1" x 13' 11" (6.75m x 4.26m) Open plan and spacious lounge diner with bow window to front. Door to Kitchen and under stairs cupboard.

### KITCHEN/DINER

22' 1" x 7' 2" (6.75m x 2.20m) Put your own stamp on this room and create a beautiful and modern kitchen with dining space and French doors out to the rear garden.

### BEDROOM ONE

13' 11" x 8' 2" (4.25m x 2.51m) Spacious double bedroom

### BEDROOM TWO

13' 7" x 8' 0" (4.16m x 2.46m) Spacious double bedroom

### BEDROOM THREE

10' 0" x 7' 2" (3.06m x 2.20m) Comfortable, single bedroom. Door to bedroom four.

### BEDROOM FOUR

11' 11" x 7' 2" (3.65m x 2.20m) Double bedroom. Can easily be made private with the construction of a stud wall off the landing.

### BATHROOM

6' 5" x 6' 5" (1.96m x 1.96m) Fitted With bathtub, electric shower over, WC and wash basin

### TO THE FRONT

Block paved driveway parking and lawn

### TO THE REAR

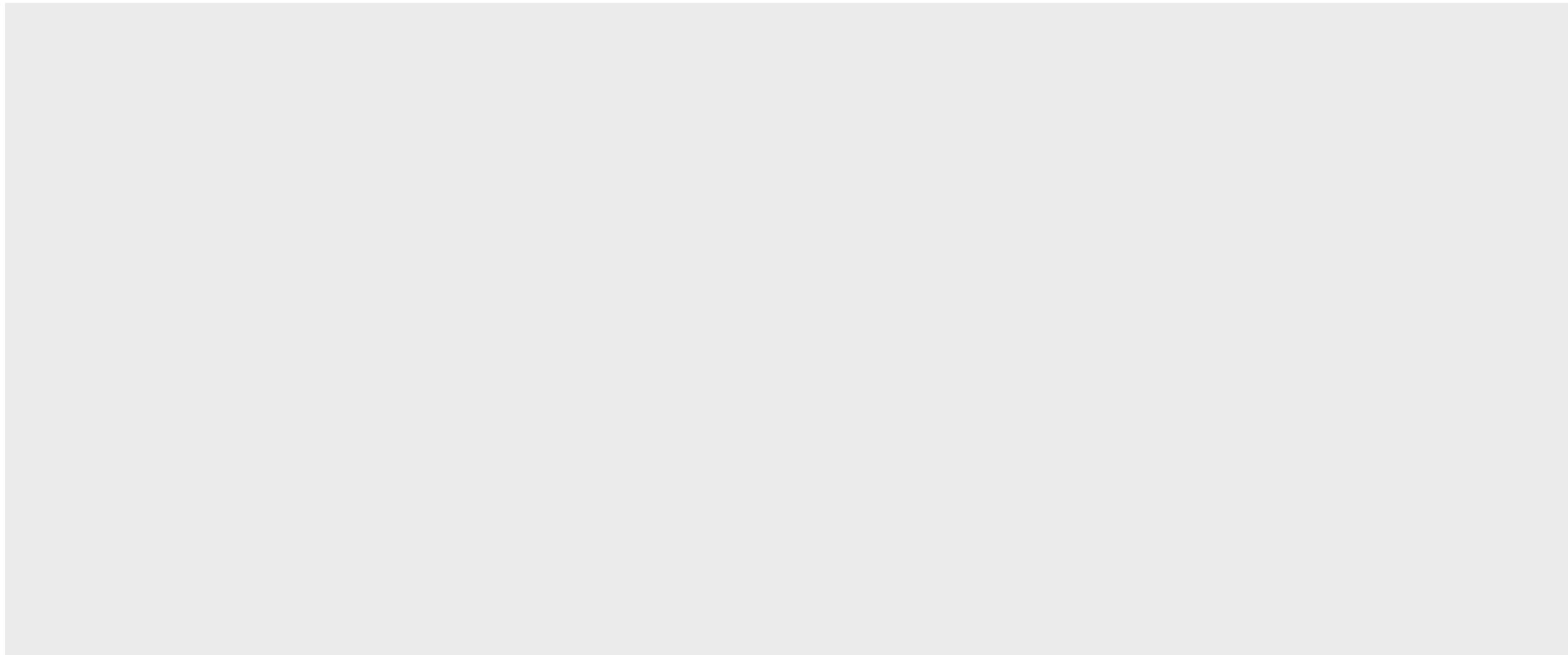
Offering great potential for a patio out to the ground level with

lawn onto the next tier.

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

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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