



1 Cae Canol | Hengoed | CF82 7RU

Offers Over £270,000



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Property Description

HALL

Stairs to first floor.

WC

4' 9" x 3' 7" (1.45m x 1.10m)

LOUNGE

14' 0" x 12' 7" (4.28m x 3.85m) Cosy family lounge with modern laminate flooring.

KITCHEN/DINER

16' 2" x 9' 10" (4.94m x 3.00m) Stylish shaker style wall & base units, fitted in 2023 with integrated oven, hob & dishwasher. Patio doors to rear garden.

TO THE FIRST FLOOR

BEDROOM ONE

12' 7" x 8' 3" (3.85m x 2.54m) Double bedroom with fitted

single wardrobe.

ENSUITE

5' 7" x 5' 6" (1.71m x 1.68m) Walk-in shower, WC & wash basin.

BEDROOM TWO

9' 3" x 9' 1" (2.83m x 2.78m) Double bedroom.

BEDROOM THREE

9' 1" x 5' 0" (2.78m x 1.53m) Single bedroom.

BATHROOM

6' 2" x 6' 1" (1.90m x 1.86m) Family suite with bath tub, mixer shower over, WC and wash basin.

TO THE FRONT

Driveway parking for 1 vehicle, which could be extended. Leading to garage.

TO THE REAR

Generously sized garden with open views across the valley, patio seating and lawn.

GARAGE

Attached to the home. Perfect for storage or vehicle parking. Door to rear garden.

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

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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