



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

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