



22 Llyswn | Penpedairheol | Hengoed | CF82 7TP

CONSERVATORY * GENEROUS OFF ROAD PARKING * TWO DOUBLE BEDROOMS * LARGE LOUNGE
* MODERN KITCHEN/DINER * CUL-DE-SAC LOCATION. Simply must see, extended home perfect for
a first time buyer or those downsizing looking for extra living space.

Guide Price £140,000 - £145,000

- Conservatory
- Generous driveway
- Cul-de-sac position
- Modern kitchen



Property Description

PORCH

3' 11" x 3' 5" (1.20m x 1.05m) Door to lounge. Ideal area for shoes & coats.

LOUNGE

15' 5" x 11' 10" (4.70m x 3.62m) Deceptively large lounge. Window to front. Carpeted floor. Stairs to first floor. Radiator. Door to kitchen/diner.

KITCHEN/DINER

11' 10" x 9' 8" (3.62m x 2.95m) Modern kitchen fitted with gloss wall & base units. Work surfaces over with inset sink & drainer. Integrated oven, hob & extractor and washing machine. Laminate flooring. Space for dining table. Radiator. Spotlighting. Door to conservatory.

CONSERVATORY

11' 7" x 10' 9" (3.55m x 3.30m) Generously sized additional

living space. Dwarf wall & UPVC construction. Tiled floor. French doors to garden. Electric heater.

TO THE FIRST FLOOR

LANDING

Gives access to two bedrooms, bathroom & loft with pull down ladder.

BEDROOM ONE

11' 10" x 9' 2" (3.62m x 2.80m) Good size double bedroom. Fitted with wardrobes and over bed units. Carpeted floor. Window to rear. Radiator.

BEDROOM TWO

11' 10" x 7' 2" (3.62m x 2.20m) Second double bedroom. Carpeted floor. Window to front. Radiator.

BATHROOM

8' 8" x 4' 7" (2.66m x 1.40m) Suite fitted with bath tub, electric shower over, WC & wash basin. Vinyl flooring. Two cupboards housing boiler and hot water cylinder. Window to side. Towel radiator. Spotlighting.

TO THE OUTSIDE

To the front

Driveway parking for up to 3 cars. Double gates to rear garden.

To the rear

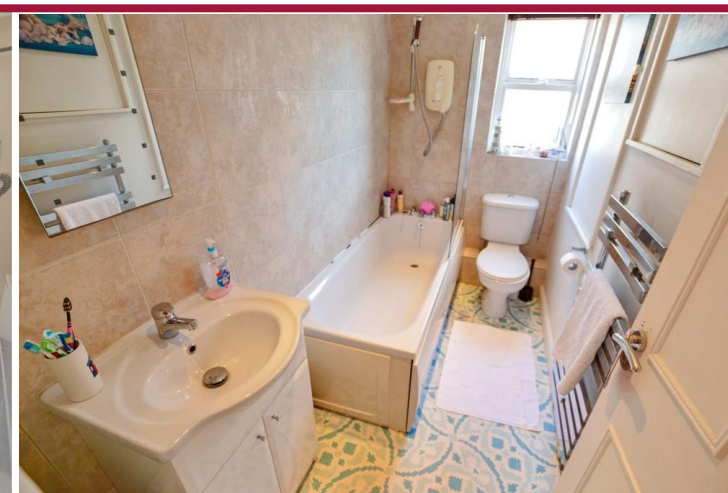
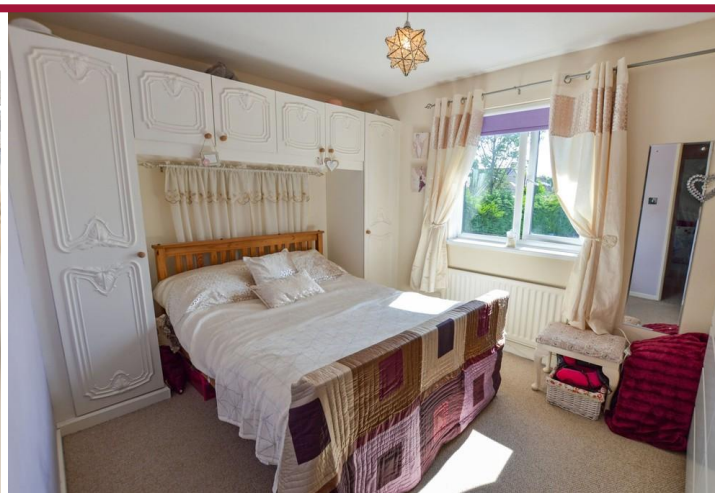
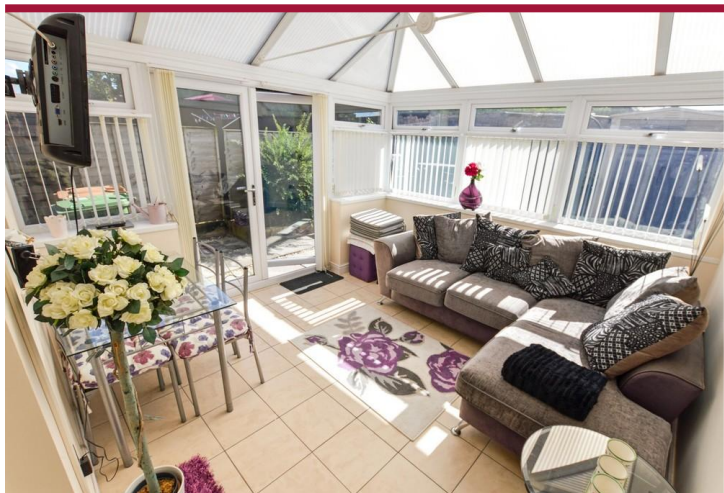
Well landscaped, low maintenance and South Westerly facing rear garden with decked seating area and artificial turf. Driveway extends down the side of the property for 2 cars.

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