



16 Heol-Y-Mynydd, Pentre, CF41 7QQ

£140,000

**** Four Bedrooms ** Two Reception Rooms ** Modern Kitchen ****

Offering an excellent opportunity for families.

A well presented semi detached house comprising entrance lobby, lounge, living room, modern kitchen, four bedrooms and first floor bathroom.

There is a paved front garden and a rear garden with parking potential.

Conveniently located for amenities, schools, bus and train links.

No onward chain. Recommended.

Entrance Hall

Half glazed entrance door, radiator, staircase to first floor.

Lounge 19'10" x 10'6" (6.07 x 3.22)



Double glazed windows to front and rear, two radiators, coved ceiling, built in cupboard with wall mounted gas combi boiler.

Living Room 20'1" x 10'2" (6.14 x 3.10)



Double glazed window to front, patio doors to rear, two radiators, coved ceiling, feature fireplace with flame effect electric fire.

Kitchen 9'11" x 7'7" (3.04 x 2.32)



Fitted with modern, cream gloss base and wall cupboards with tiled splash backs, stainless steel sink unit, electric cooker point with extractor hood above, space for washing machine, radiator, understairs storage, double glazed window and door to rear.

First Floor Landing

Attic access, storage cupboard.

Bedroom 1 14'1" x 8'3" (4.30 x 2.54)



Two double glazed windows to front, radiator, storage cupboard.

Bedroom 2 11'3" x 10'2" (3.43 x 3.11)



Double glazed window to front, radiator.

Bedroom 3 11'3" x 9'6" (3.43m x 2.90m)



Double glazed window to rear, radiator.

Bedroom 4 10'2" x 8'7" (3.11 x 2.64)



Double glazed window to rear, radiator.

Bathroom/WC



White three piece suite comprising panelled bath with electric shower, wc, wash hand basin, part tiled walls, radiator, double glazed window to rear.

Outside

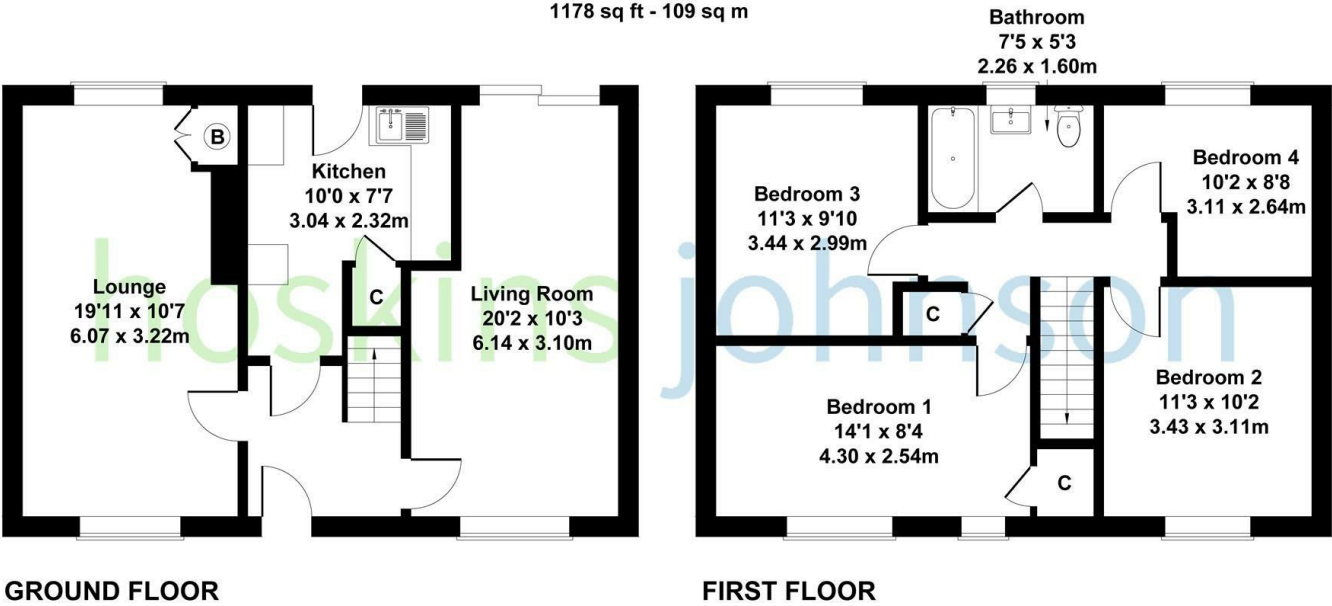


Paved front garden.

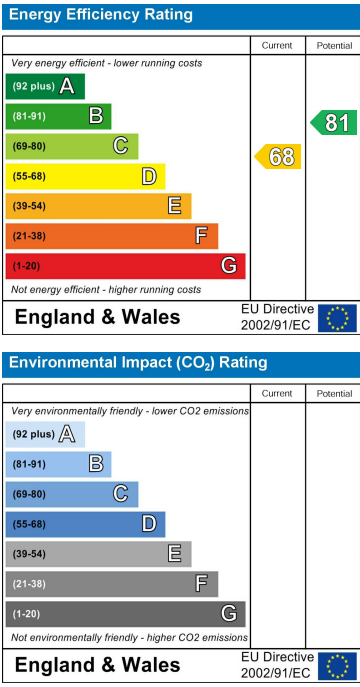
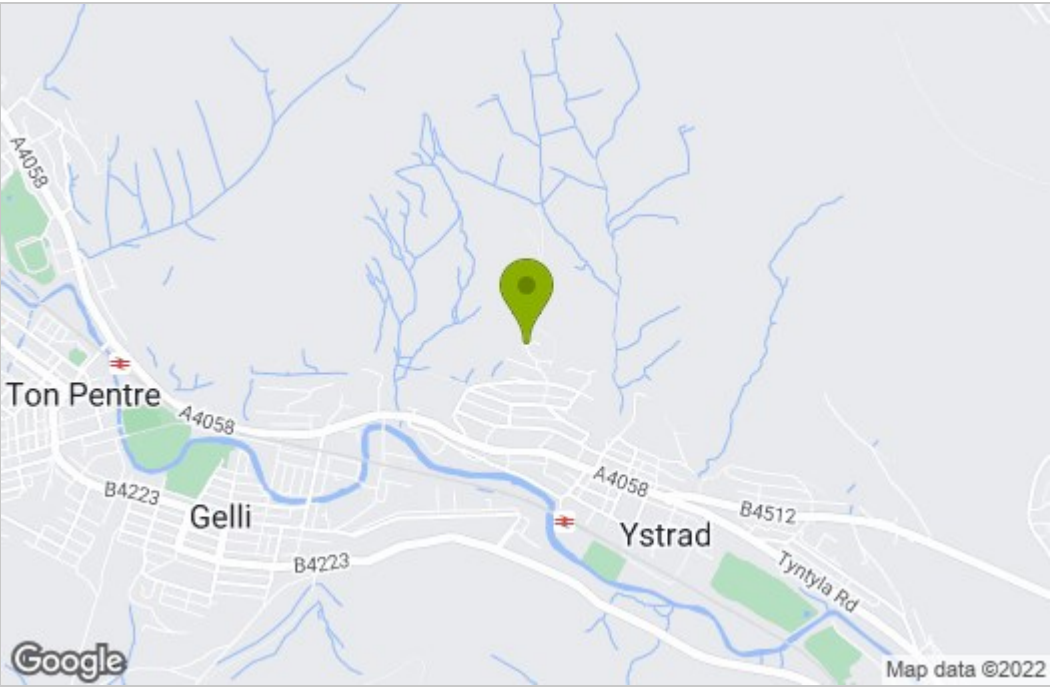
Concreted rear garden with stores and parking potential.

16 Heol Y Mynydd

Approximate Gross Internal Area
1178 sq ft - 109 sq m



Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.