



## 7 Ger Nant | Ystrad Mynach | Hengoed | CF82 7FE

POPULAR ESTATE \* KITCHEN/DINER \* SPACIOUS LOUNGE \* THREE BEDROOMS \* GROUND FLOOR WC \* CORNER PLOT WITH GENEROUS GARDEN \* GARAGE & DRIVEWAY. Set on the popular Forge Mill development, perfect first home with a large garden and garage!

**£270,000**

- Popular estate
- Spacious lounge
- Kitchen/diner
- Corner plot
- Driveway & garage



## Property Description

This three-bedroom semi detached property house situated in a popular residential area is for sale in Ystrad Mynach, Hengoed, and is presented in excellent condition. The property includes one reception room, one kitchen and one bathroom, offering a straightforward layout suited to both first time buyers and downsizers.

Externally, there is driveway parking for two vehicles and a single detached garage with up-and-over door. A spacious side plot provides a garden flanking the gable end of the property, complemented by a low-maintenance rear garden, offering usable outdoor space with relatively simple upkeep.

The house is situated within reach of local amenities in Ystrad Mynach, including everyday shops, cafés and services around the town centre. Parc Penalta Country Park and other open green spaces are accessible by car, providing walking routes and recreational areas.

Public transport links are a notable feature of the area. Ystrad Mynach railway station is the nearest station, offering services to Cardiff Central in around 30–35 minutes, as well as connections towards Bargoed and other Valleys destinations. Local bus routes provide further options for travel to nearby towns and facilities.

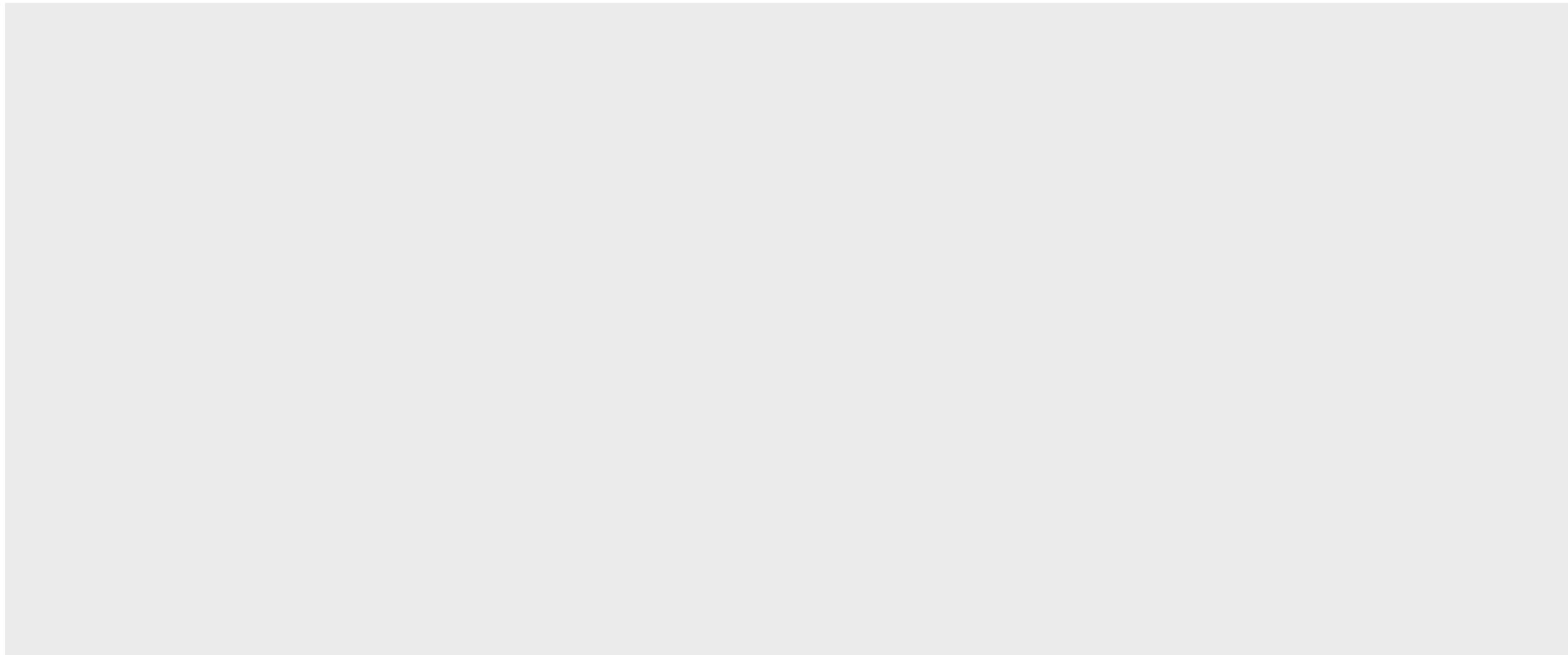
Schooling in Ystrad Mynach and the wider Hengoed area includes a selection of primary and secondary schools, which can be accessed on foot or via short drives, depending on the specific establishment.

Overall, this three-bedroom end of terrace house for sale offers practical accommodation with off-street parking, a garage and manageable gardens, positioned close to local amenities and transport links.

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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