



7 Glas Fryn | Penpedairheol | Hengoed | CF82 7TN

WELL REFURBISHED HOME * BEAUTIFUL KITCHEN WITH APPLIANCES AND DINING ISLAND * ADDITIONAL RECEPTION ROOM * MODERN BATHROOM * LOFT ROOM * TWO PARKING SPACES * CUL-DE-SAC POSITION. Perfect first time buy with the added benefits of additional living space and a high standard refurbishment.

£175,000

- Well updated home
- Additional living space
- Utility room
- Off road parking
- Loft room



Property Description

LOUNGE

15' 7" x 11' 11" (4.75m x 3.64m) Spacious lounge for a two bedroom home. Window to front. Carpeted. Stairs to first floor. Radiator. Doors to kitchen & under stair cupboard.

KITCHEN/DINER

11' 11" x 9' 2" (3.64m x 2.80m) A real "wow" factor of this home. Beautifully finished shaker style kitchen installed by the present owner boasting an array of integrated appliances; SMEG oven & grill, SMEG hob with extractor over & base level fridge. Complementing work surfaces with inset sink & drainer. Double sided breakfast island with storage under. Stylish laminate flooring. Combi boiler installed in wall cupboard. Window & patio doors to rear garden. Radiator. TV point. Door to reception room.

RECEPTION ROOM

15' 2" x 9' 1" (4.64m x 2.78m) A former garage, converted

well by the previous owner offering a variety of uses. Most recently used as a dining room or recreation room. Window to front. Vinyl flooring. Power points. Radiator. Door to utility room.

UTILITY ROOM

9' 1" x 7' 5" (2.78m x 2.28m) A convenient space for white goods offering plumbing & space for washing machine & tumble dryer and an additional fridge/freezer. Vinyl flooring. Window to rear. Radiator. Spot lighting.

TO THE FIRST FLOOR

BEDROOM ONE

11' 11" x 9' 2" (3.64m x 2.80m) Good size double bedroom. New vinyl flooring. Window to rear. Radiator.

BEDROOM TWO

11' 11" x 7' 2" (3.64m x 2.20m) Comfortable single bedroom.

Window to front. New vinyl flooring. Radiator. Staircase to loft room.

LOFT ROOM

Accessed via staircase from bedroom two. A quirky loft room, head height of around 5' 10". Ideal for a hobbies from or play area. Eaves storage. Power & lighting.

BATHROOM

7' 10" x 4' 7" (2.40m x 1.40m) Modern suite, PVC cladded walls. Suite comprises; bath tub with electric shower over & bi-folding glass screen, WC & wash basin. Window to side. Radiator. Large storage cupboard over stairs. Spot lighting.

TO THE OUTSIDE

To the front

Low maintenance frontage finished with Cotswold stone. Two car parking space to side.

To the rear

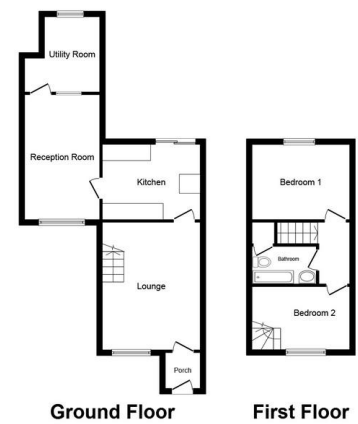
Low maintenance garden offering a nicely sized patio seating area and path leading to additional decked seating.

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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

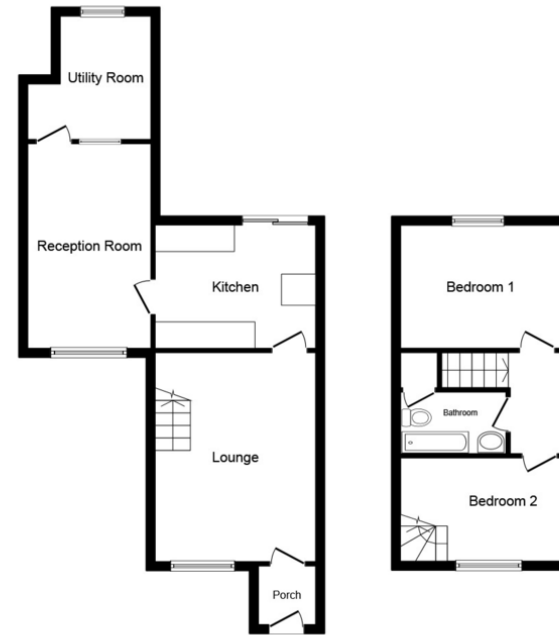
Viewing Arrangements

Strictly by appointment

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Ground Floor

First Floor

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