



1 Church Street, Aberbargoed, Bargoed, CF81 9FE
Guide Price £175,000

****GUIDE PRICE £175,000 TO £180,000** **NO ONWARD CHAIN****

Nestled in the charming area of Church Street, Aberbargoed, this **SPACIOUS END LINK PROPERTY** presents an excellent opportunity for those seeking a comfortable and inviting home. With **TWO DOUBLE BEDROOMS**, this property is ideal for small families, couples, or individuals looking for extra space.

Upon entering, you will find a **SPACIOUS LIVING/DINING ROOM**, leading through to a modern kitchen.. The addition of a **CONSERVATORY** enhances the living space, providing a bright and airy environment perfect for relaxation or entertaining guests.

Situated in a popular location, this **WELL PRESENTED HOME** is close to local amenities and transport links, making it an ideal choice for those who appreciate both tranquillity and accessibility. The **DOUBLE GARAGE** further adds to the appeal, providing ample storage or potential for a workshop.

In summary, this delightful two-bedroom end terrace house on Church Street is a wonderful opportunity for anyone looking to settle in a welcoming community. With its spacious layout, convenient features, and prime location, it is certainly worth considering for your next home.

Dont miss out book your viewing today.

EPC RATING: D

COUNCIL TAX BAND: B



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ENTRANCE

Enter through a double glazed front door.

ENTRANCE HALLWAY

Stairs to the first floor, central heating radiator, tiled floor, partially panelled walls, door to:

LIVING/DINING ROOM

20'11" x 11'1" (6.40 x 3.40)

Double glazed window to the front, two central heating radiators, laminate flooring, under stairs storage cupboard, double glass doors leading to:

KITCHEN

14'5" x 7'1" (4.40 x 2.16)

Fitted with a range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, inset gas hob and electric oven, extractor hood over, plumbing for automatic washing machine, space for fridge/freezer, plumbing and electricity supply to add a tumble dryer, tiled floor, two double glazed windows to the rear, spot lighting, double glass doors to:

CONSERVATORY

15'1" x 9'10" (4.60 x 3.02)

Fabulous additional space with double glazed windows to side and rear, double glazed "French" doors to the rear garden, two central heating radiators, three velux windows, tiled flooring.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, panelled effect to walls, doors to:

BEDROOM ONE

14'0" x 10'2" (4.28 x 3.12)

Two double glazed windows to the front, central heating radiator.

BEDROOM TWO

10'2" x 8'10" (3.11 x 2.70)

Double glazed window to the rear, central heating radiator, laminate flooring.

FAMILY BATHROOM

9'1" x 7'4" (2.78 x 2.26)

Panelled bath with mixer shower and tap over, separate shower cubicle, low level WC, pedestal wash hand basin, central heating radiator, airing cupboard housing combi boiler, obscure double glazed window to the rear.

OUTSIDE

REAR: Patio area with gated access to side lane, door to garage.

GARAGE

25'0" x 14'6" (7.64 x 4.42)

Two storey garage with electric roller shutter door (not tested) steel spiral staircase to upper floor with window to the front and additional velux window

TENURE

We have been advised freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

