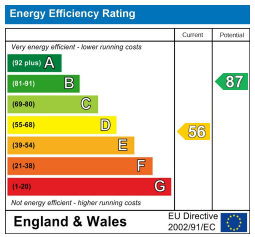

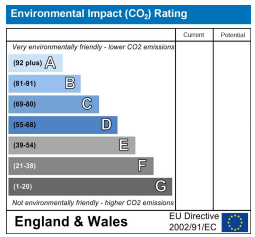

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£950 Per Month

- IMMACULATE THREE BEDROOM SEMI DETACHED HOUSE
- LOUNGE/DINER
- KITCHEN
- FRONT AND REAR GARDENS
- BOND £1,000
- GOOD ROAD LINKS TO BLACKWOOD & CAERPHIILLY
- W.C
- FAMILY BATHROOM
- OFF ROAD PARKING
- COUNCIL TAX BANDING B/EPC D

THREE BEDROOM SEMI DETACHED HOUSE IN THE VILLAGE OF CEFN HENGOED Good road links to Blackwood, Caerphilly and Merthyr Tydfil. Close proximity to Hengoed train station commuting to Cardiff and the valley lines. The property consists of:- Entrance hall, W.C. lounge/diner, kitchen, three bedrooms, family bathroom, front and rear gardens. Upvc double glazing, gas central heating. EPC RATING D. COUNCIL TAX B. NO PETS. NO SMOKERS. Bond £1,050.

ENTRANCE/HALLWAY
Via Upvc door to entrance hallway, radiator, laminate flooring. Stairs to the first floor.

W.C 2'0" x 4'7" (0.63 x 1.42)
Upvc double glazed window to the side. Low level W.C. vanity wash hand basin, tiled splash back, radiator, laminate flooring.

LOUNGE/DINING ROOM 24'8" x 11'1" (7.54 x 3.38)
Upvc double glazed window to the front. French doors giving access to the rear garden. two radiators, laminate flooring. Serving hatch to kitchen.

KITCHEN 9'11" x 7'8" (3.03 x 2.35)
Upvc double glazed door to the side. Upvc double glazed window to the rear. Fitted kitchen, roll over preparation surface with inset sink drainer, integrated electric oven with inset electric hob with overhead extractor hood. Plumbing for automatic washing machine, space for fridge freezer. laminate flooring, radiator, serving hatch.

LANDING
Upvc double glazed window to the side. Storage cupboard, loft access. Fitted carpet.

BEDROOM ONE 12'7" x 8'6" (3.84 x 2.61)
uPVC Double glazed window to the front. Built in wardrobe, radiator, fitted carpet.

BEDROOM TWO 10'2" x 7'0" (3.12 x 2.15)
Upvc double glazed window to the rear, built in wardrobe, radiator, fitted carpett.

BEDROOM THREE 10'2" x 9'3" (3.12 x 2.84)
Upvc double glazed window to the front., storage cupboard, radiator, fitted carpet.

FAMILY BATHROOM 5'5" x 6'4" (1.66 x 1.95)
Obscure Upvc double glazed window to the rear. Low level W.C. pedestal wash hand basin, panelled bath with overhead shower. Chrome heated towel rail, laminate flooring.

FRONT
Gate access, steps leading to the front and side entrance. Lawned area with mature trees and plants. Fenced boundaries.

REAR
Paved patio, planted borders, steps leading to hardstanding providing off road parking. Fenced boundaries.