

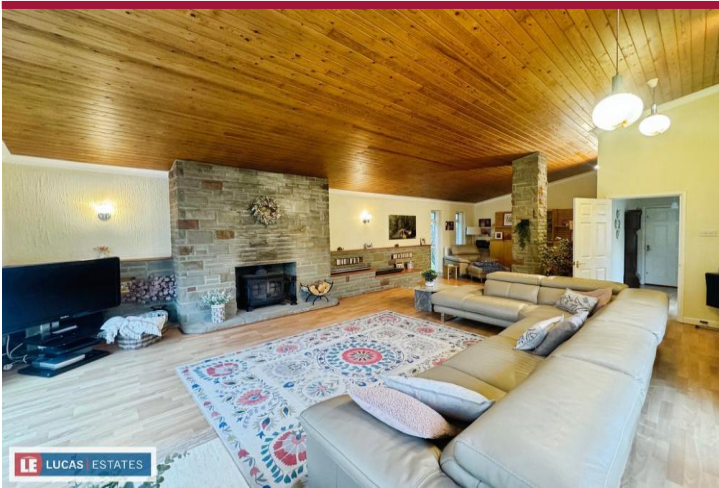


13 Pen-y-cae | Ystrad Mynach | Hengoed | CF82 7FA

AMAZING FAMILY HOME * BEST PLOT ON TROEDYRHIW * LODGE STYLE SITTING ROOM WITH LOG BURNER * MULTIPLE LIVING AREAS * STYLISH KITCHEN * LARGE GARAGE * INCREDIBLE REAR GARDEN * AMPLE PARKING. You must see it to believe it, a must see home set on the most popular residential area on Ystrad Mynach.

£525,000

- Large family home
- No chain
- Multiple living rooms
- Stylish kitchen
- Amazing garden



Property Description

This detached home in Ystrad Mynach is truly unique. It is offered for sale and provides five bedrooms, three reception rooms, two bathrooms and a modern, stylish kitchen, making it suitable for those seeking a spacious family home. .

The property features multiple reception rooms, including a very spacious sitting room to the rear, finished to imitate a Ski Lodge with a stunning stone fireplace and vaulted ceiling, and patio doors opening onto a balcony. The kitchen is fitted with high specification base and wall cupboards and forms part of an open-plan kitchen and dining area. To the rear, there is a large garden with a raised patio overlooking the lawn, offering so much scope. The front offers driveway parking for several vehicles and a double garage.

Ystrad Mynach offers a range of local amenities, including shops, cafés and services in the town centre, as well as green spaces and playgrounds within a short drive. There are

primary and secondary schools in the wider Hengoed/Ystrad Mynach area, which may appeal to households needing access to education.

Public transport links are available from Ystrad Mynach railway station, approximately a few minutes' drive away, with regular services towards Cardiff and the Valleys, providing access to employment, education and leisure facilities. Journey times to Cardiff are typically around 30–40 minutes by train. Road links connect to the A469 and A470, offering routes towards Caerphilly, Merthyr Tydfil and Cardiff.

Don't miss out on the chance to make home this one of a kind, immaculately kept property in a highly desirable setting.

Probate has been applied for February 2026, it is expected to be straightforward and granted by May 2026.

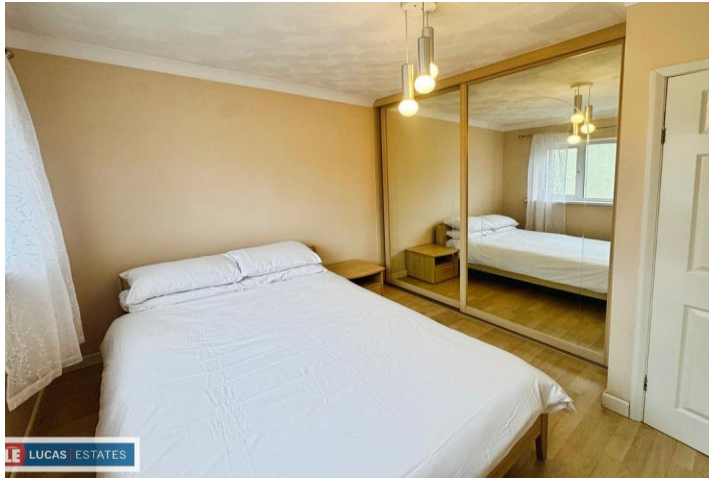
In accordance with the 1993 Misrepresentation Act the agent

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

22 Penallta Road

Ystrad Mynach

Hengoed

Mid Glamorgan

CF82 7AP

www.lucasestates.net

info@lucasestates.net

01443 862862



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements