



**pa** peter  
alan

## Gelligaer Road, offers in excess of £120,000

- No Chain
- Driveway
- Nearby Schools
- Local Amenities
- Good Transport Links
- EPC Rating: C



 3  1  2

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## About the property

Located in the heart of Cefn Hengoed, this three-bedroom terraced property presents an excellent opportunity for buyers looking for a home they can update and modernise to their own taste. Offering generous room proportions and a practical layout, it is well suited to families, first-time buyers, or investors eager to add value.

The ground floor features two spacious reception rooms, providing versatile areas for living, dining, or setting up a home workspace. The kitchen, positioned at the rear of the property, offers plenty of potential for redesign and improvement, with direct access to the garden for added convenience.

Upstairs, the home comprises three bedrooms – two doubles and a well-sized single – along with a family bathroom that offers an ideal space for refurbishment.



## Accommodation

### Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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## Floorplan



Total floor area 78.5 m<sup>2</sup> (845 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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