The Close, Cefn

£149,950

- Three bedroom semi-detached property
- In need of modernisation
- Close to local amenities
- Popular location in Cefn Hengoed
- EPC Rating: C

3 1 1

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blackwood@peteralan.co.uk

About the property

Situated in a great and convenient residential location, this three-bedroom semi-detached property offers an excellent opportunity for buyers seeking a home with scope for improvement. Requiring a degree of modernisation, the property is ideal for those looking to add value and personalise a home to their own taste.

The property occupies a pleasant position within The Close, a well-established area of Cefn Hengoed, and benefits from close proximity to a range of local amenities, making it a practical choice for everyday living.

Internally, the accommodation offers a traditional and well-balanced layout, with ground floor living space that provides clear potential to create comfortable and functional areas for family life or entertaining. The rooms are of good proportion, offering a solid foundation for refurbishment or modernisation.

To the first floor, there are three bedrooms, providing flexible accommodation suitable for families, home working, or guest space. The layout allows for reconfiguration or upgrading, depending on individual requirements, with the overall footprint lending itself well to improvement.

Accommodation

Agent Note

Agents Note: 'The property is of non- standard construction, please speak with your conveyancer.'

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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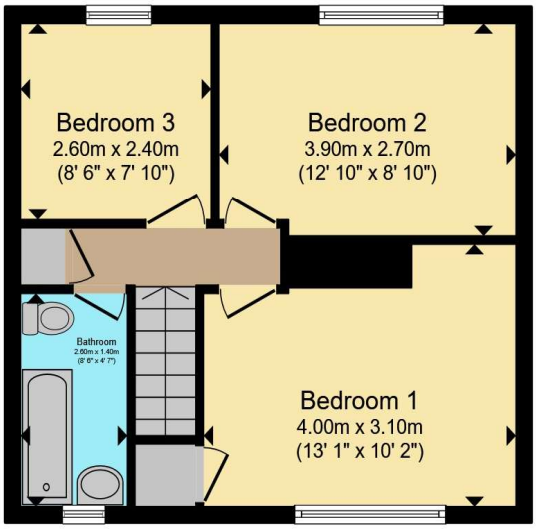
Floorplan

Ground Floor



First Floor

Total floor area 76.7 m² (826 sq.ft.) approx

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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 fitments 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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