



54 Fairways | | Bargoed | CF81 8TQ

NO ONWARD CHAIN * WELL EXTENDED FAMILY HOME * CORNER PLOT ON SOUGHT AFTER DEVELOPMENT * THREE LIVING/DINING SPACES * KITCHEN/DINER * FITTED WARDROBES IN ALL BEDROOMS * BRILLIANT GARDEN SPACE * DRIVEWAY & GARAGE. Much loved and well maintained family, occupying a generous corner plot on this popular development.

£230,000

- No chain
- Corner plot
- Popular area
- Extended
- Driveway & garage



Property Description

HALL

5' 10" x 5' 2" (1.78m x 1.59m) Great space to kick off your shoes and hang coats. Sliding door to lounge. Door to shower room, Radiator.

SHOWER ROOM

7' 6" x 5' 10" (2.30m x 1.78m) Modern suite comprising of; walk-in, shower, WC, wash basin, and bidet, fitted within a vanity unit. Tiled floor and walls. Window to side. Spotlighting. Radiator.

LOUNGE

16' 11" x 13' 4" (5.16m x 4.08m) Spacious family lounge. French doors to front. Feature fireplace with inset electric fire. Carpeted floor. Archway dining room. Door kitchen. Radiator. Stairs to 1st floor with storage under.

DINING ROOM

10' 10" x 9' 6" (3.32m x 2.91m) Good formal area for dining in that could accompany a six seater dining table. Carpeted floor. Radiator. Sliding doors to conservatory.

Conservatory 2.77 2.75

9' 1" x 9' 0" (2.77m x 2.75m) Of UPVC construction. Nice additional living or dining in space. Door to rear garden.

KITCHEN/DINER

14' 0" x 10' 11" (4.28m x 3.34m) Extended kitchen space fitted with cottage, style wall and base units. Work surfaces over with breakfast bar. Sink and drainer. Integrated appliances; base level fridge, oven, hob with extractor and dishwasher. Tiled floor and splashbacks. Storage cupboard. French doors to garden. Windows to side and rear.

TO THE FIRST FLOOR

LANDING

BEDROOM ONE

11' 5" x 9' 2" (3.48m x 2.80m) Double bedroom. Fitted wardrobes. Carpeted floor. Window to rear. Radiator.

BEDROOM TWO

13' 1" x 10' 4" (4.01m x 3.15m) Double bedroom. Fitted wardrobes, over bed units and chest of drawers. Storage cupboard. Carpeted floor. Window to front. Radiator.

BEDROOM THREE

9' 8" x 6' 6" (2.96m x 2.00m) Single bedroom. Double wardrobe and over bed units. Carpeted floor. Window to side. Radiator. Cupboard house is in Combi boiler.

SHOWER ROOM

7' 6" x 6' 2" (2.30m x 1.88m) Fitted with walk in shower, WC and wash basin set in vanity unit. Tiled floor and walls. Window to rear. Radiator. Spotlights.

TO THE OUTSIDE

TO THE FRONT & SIDE

A brilliant corner plot, kept private by a large, wraparound hedge. Steps down to front door with lawn area. To the side is additional lawn space and patio seating area.

TO THE REAR

Low maintenance patio area.

PARKING

Driveway and garage to side/rear.

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

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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