



96 Aneurin Bevan Avenue | Gelligaer | Hengoed | CF82 8ET

NO CHAIN * GROUND FLOOR FLAT * WELL UPDATED BY PRESENT OWNER, FITTED WARDROBES IN BEDROOM * MODERN KITCHEN * STYLISH BATHROOM SUITE * COMMUNAL GARDEN. A perfect buy to let investment, first home or downsizing property, move-in ready!

Offers In Excess Of £80,000

- No chain
- Move-in ready
- Modern kitchen
- Updated bathroom
- Fitted wardrobes



Property Description

HALLWAY

Access to all rooms including two large storage cupboards. Combi boiler.

LOUNGE/DINER

13' 10" x 11' 5" (4.22m x 3.50m) Nicely sized lounge with space for dining table. Window to front. Carpeted floor. Radiator. Door to kitchen.

KITCHEN

11' 5" x 5' 6" (3.50m x 1.70m) Updated with modern gloss finished wall & base units. Integrate over & hob. Plumbing for washing machine. Work surfaces over with inset sink & drainer. Window to rear. Radiator. Storage cupboard.

BEDROOM

11' 0" x 10' 9" (3.36m x 3.28m) Spacious double bedroom with large set on modern fitted wardrobes. Carpeted floor. Window

to front. Radiator.

BATHROOM

6' 5" x 5' 6" (1.96m x 1.68m) Suite comprising; bath tub with mixer shower over, WC & wash basin. Tiled floor & splash backs. Window to rear. Towel Radiator.

TO THE OUTSIDE

To the front large communal garden. To the rear allocated garden area.

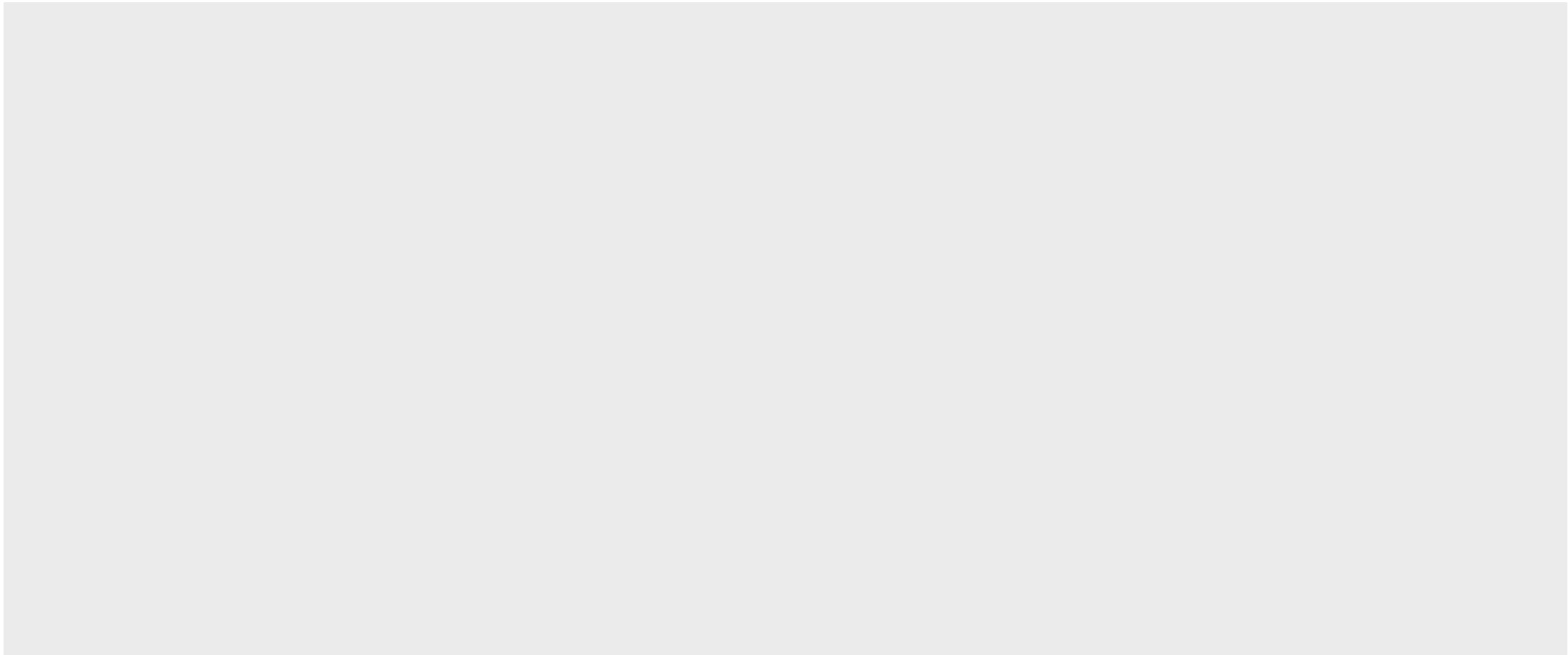
Leasehold with local council. Please enquire directly for estimated management charges and ground rent.

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

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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