



## 7 Hafod Goch | | Hengoed | CF82 7RS

BEAUTIFUL POSITION ON THE DEVELOPMENT \* OPEN VIEWS TO FRONT \* DRIVEWAY & GARAGE \* STYLISH INSIDE \* OPEN PLAN KITCHEN \* MASTER BEDROOM FITTED WARDROBES AND ENSUITE \* EXCEPTIONALLY WELL LANDSCAPED GARDEN. Come and enjoy the views at this beautiful family home!

£325,000

- Brilliant position
- Great outlook to front
- Private driveway position
- Well landscaped garden
- Modern kitchen



## Property Description

### HALL

Stairs to first floor. Doors to lounge, kitchen/diner & WC. Radiator.

### LOUNGE

### KITCHEN/DINER

18' 0" x 10' 7" (5.50m x 3.25m) Modern, shaker style, solid oak kitchen. Quartz work surfaces with inset sink & drainer. Integrated oven, hob & extractor. Tiled floor & splash backs. Patio doors and window to rear garden. Designer radiator. Opening to utility area.

### UTILITY AREA

5' 8" x 5' 4" (1.75m x 1.64m) Additional wall & base units with quartz work surfaces over. Plumbing for washing machine. Integrated wine fridge. Door to side. Tiled floor.

### WC

5' 8" x 2' 9" (1.75m x 0.85m) Modern suite comprising; WC & wash basin. Tiled floor. Tile effect cladded walls & ceiling. Window to side. Radiator.

### TO THE FIRST FLOOR

### LANDING

Doors to all bedrooms, bathroom and cupboard housing combi boiler.

### BEDROOM ONE

11' 0" x 10' 11" (3.36m x 3.33m) Generous double bedroom. Fitted double wardrobe. Wood flooring. Window to front with a fantastic open view across the valley. Radiator. Door to ensuite.

### ENSUITE

6' 5" x 4' 8" (1.98m x 1.44m) Suite comprising; walk-in corner

shower, WC & wash basin. Tiled splash backs. Window to front. Towel radiator.

### BEDROOM TWO

9' 10" x 7' 11" (3.00m x 2.43m) Double bedroom. Carpeted floor. Window to rear. Radiator.

### BEDROOM THREE

7' 11" x 7' 10" (2.43m x 2.40m) Ideal single bedroom or home office. Stylish fitted triple wardrobe and desk to stay supplied by Sharps. Carpeted floor. Window to rear. Radiator.

### BATHROOM

6' 5" x 6' 4" (1.96m x 1.95m) Stylish suite comprising; bath tub with shower over, WC & wash basin. Tiled splash backs. Window to side. Towel radiator.

### TO THE OUTSIDE

#### TO THE FRONT

Amazing plot set on a private driveway for four homes with stunning open views across the valley. Driveway with access to the garage.

#### TO THE REAR

Exceptionally well landscaped family garden. Large Indian sandstone patio to ground level. Steps upto two artificially turfed play areas. Steps up to a third tier with a summer house (10'x8') and a pergola area.

#### GARAGE

Access via remote controlled roller shutter. Door to rear garden.

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

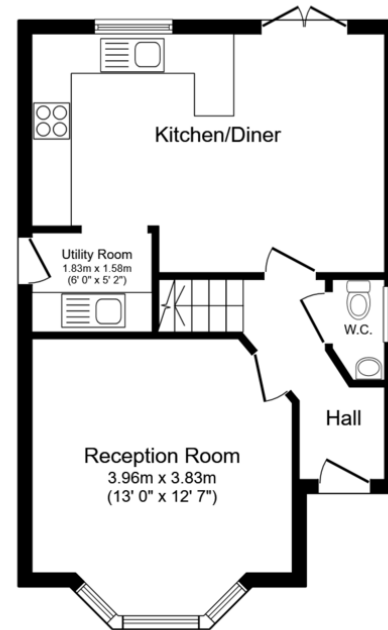
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CF82 7AP

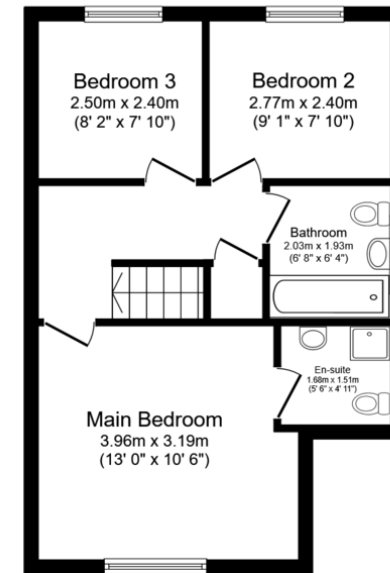
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Ground Floor



First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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)

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