



£180,000

EPC Rating 'TBC'

New Meadow Cottage
Gelligaer
Hengoed
CF82 7FR

NO CHAIN * EXTENDED * LARGE GARAGE & DRIVEWAY *
CHARACTER FEATURES * SPACIOUS LOUNGE * PORCH *
LOG BURNER * UTILITY ROOM * REDECORATED * MUST BE
VIEWED! Charming, spacious cottage with no chain set in a
quiet, convenient position.



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ENTER VIA UPVC DOOR.

PORCH

14' 7" x 4' 5" (4.45m x 1.37m)

UPVC windows to front & side. Radiator. Ideal for shoes & coats! Door to lounge.

LOUNGE

22' 2" x 12' 9" (6.77m x 3.89m)

Very spacious lounge with open concept stair case to first floor. Feature exposed brick chimney breast with inset wood burner. Emulsion walls. Feature beams to ceiling. Two window to front. Radiator. Cottage style door to kitchen.

KITCHEN/DINER

15' 7" x 11' 1" (4.75m x 3.39m)

Generously sized kitchen/diner comprising of wall & base units. Curved edge work surfaces with inset sink. Integrated double oven & hob. Tile floor. Two windows & door to rear. Radiator. Doors to utility room & WC.

UTILITY ROOM

8' 2" x 8' 0" (2.51m x 2.44m)

Fitted with additional units & work suffrage with inset sink & drainer. Wall mounted combi boiler. Plumbing for washing machine. Window to rear. Radiator.

WC

4' 7" x 2' 7" (1.42m x 0.80m)

Fitted with WC & radiator.

TO THE FIRST FLOOR

LANDING

Gives access to four bedrooms & bathroom.

BEDROOM ONE

12' 10" x 11' 8" (3.93m x 3.56m)

Generous double bedroom. Emulsion walls & ceiling, window to front. Radiator.

BEDROOM TWO

10' 11" x 10' 10" (3.33m x 3.32m)

Double bedroom. Emulsion walls & ceiling, window to rear. Radiator. Spotlighting.

BEDROOM THREE

9' 3" x 6' 4" (2.83m x 1.94m)

Single bedroom. Emulsion walls & ceiling, window to front. Radiator. Hatch to loft.

BEDROOM FOUR

10' 10" x 6' 8" (3.32m x 2.04m)

Single bedroom. Emulsion walls & ceiling, window to rear. Radiator.

BATHROOM

7' 10" x 5' 10" (2.40m x 1.80m)

Fitted with bath tub & mixer shower, WC & wash basin. Vinyl flooring. Emulsion walls & ceiling with spotlighting. Tile splash backs. Towel radiator. Window to rear.

GARAGE

19' 3" x 11' 10" (5.89m x 3.63m)

Generously sized garage. Wooden door access. Door to rear garden.

TO THE OUTSIDE

TO THE FRONT

Large frontage with privacy hedge boundary. Driveway parking for a number of cars leading to garage.

Potential to extend driveway.

TO THE REAR

Courtyard area laid with low maintenance patio stone.

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.

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