



LUCAS | ESTATES
Residential Sales | Lettings | Property Management



Offers Over £125,000

EPC Rating 'TBC'

19 Hill Street
Ystrad Mynach
Hengoed
Mid Glamorgan
CF82 7AU

NO CHAIN * WELL PRESENTED * OPEN CONCEPT
LOUNGE/DINER * MODERN KITCHEN * STYLISH FOUR
PIECE BATHROOM * CLOSE TO TOWN CENTRE & TRAIN
STATION. Must view this spacious and well presented family
home situated in a convenient position close to town centre
& train station.



PORCH
5' 5" x 3' 1" (1.66m x 0.96m)
Door to hallway

HALL
Stairs to first floor. Door to lounge/diner. Radiator.

LOUNGE/DINER
21' 3" x 15' 6" (6.48m x 4.73m)
Spacious, open concept living/dining room. Feature fireplace with inset gas fire. Well presented with emulsion walls & ceiling, featured papered wall. Laminate flooring. Windows to front & rear. Two radiators. Doors to under stairs storage & kitchen.



KITCHEN
12' 7" x 8' 5" (3.85m x 2.58m)
Modern kitchen fitted light wood wall & base units. Curved edge work surfaces with inset sink & drainer. Integrated oven, hob & extractor. Plumbing for washing machine. Doors to rear garden & bathroom. Spotlighting. Tile splash backs. Window to side.

BATHROOM
8' 5" x 5' 8" (2.58m x 1.75m)
Modern four piece suite comprising of bath tub, walk-in shower, WC & wash basin. Vinyl flooring. Tiled walls. Window to rear. Radiator.

TO THE FIRST FLOOR



LANDING
Gives access to three bedrooms & loft.

BEDROOM ONE
15' 6" x 10' 10" (4.73m x 3.32m)
Spacious master bedroom. Carpeted floor. Emulsion walls & ceiling. Two windows to front. Radiator. Over stairs storage cupboard.

BEDROOM TWO
10' 1" x 8' 9" (3.08m x 2.67m)
Double bedroom. Carpeted floor, emulsion walls & ceiling, window to rear. Radiator. Door to airing cupboard housing combi boiler.

BEDROOM THREE
7' 3" x 6' 8" (2.21m x 2.04m)
Single bedroom. Carpeted floor, emulsion walls & ceiling, window to rear. Radiator.

TO THE OUTSIDE

TO THE FRONT
Forecourt

TO THE REAR
Small court yard. Steps down to patio seating area. Gate to rear lane.



PARKING

On road.

HEATING

Combi boiler located in bedroom two cupboard.

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.

Ystrad Mynach Office

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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

