



LUCAS | ESTATES

Estate Agents | Property Management | Mortgage Specialists



£95,000

EPC Rating 'TBC'

97 Greenfield Street
Bargoed
CF81 8RW

NO ONWARD CHAIN * OPEN PLAN LOUNGE/DINER * WALK TO TRAIN & TOWN * TWO DOUBLE BEDROOMS * KITCHEN * SHOWER ROOM * SIDE ACCESS * REAR GARDEN. No onward chain on this semi-detached home offering great potential to move straight into or improve into a family home.



HALLWAY

Door to lounge/diner. Stairs to first floor.

LOUNGE/DINER

21' 10" x 11' 3" (6.66m x 3.44m)

Open plan lounge/diner. Well presented. Gas fire enclosing back boiler. Window to front & kitchen. Carpeted floor. Two radiators. Doors to kitchen & under stairs storage.

KITCHEN

10' 6" x 9' 8" (3.22m x 2.95m)

Fitted with light wood wall & base units. Work surfaces with inset sink & drainer. Electric & gas cooker point. Washing machine plumbing. Doors to shower room & rear garden. Window to rear. Radiator.

SHOWER ROOM

6' 2" x 5' 6" (1.88m x 1.7m)

Suite comprises; walk-in shower, WC & wash basin. Vinyl flooring. Window to rear. Radiator.

TO THE FIRST FLOOR

Landing

Gives access to two bedrooms, storage cupboard & loft

BEDROOM ONE

13' 9" x 10' 10" (4.2m x 3.32m)

Double bedroom. Two windows to front. Carpeted floor. Radiator

BEDROOM TWO

10' 6" x 8' 4" (3.22m x 2.55m)

Double bedroom. Carpeted floor. Window to rear. Radiator. Cupboard housing hot water tank.



TO THE OUTSIDE

To the front

Allocated permit parking. Gate and path to rear garden.

To the rear

Steps up to a good size lawn offering great potential to landscape.

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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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