



33 Fairways | Bargoed | CF81 8TQ

HIGHLY DESIRABLE AREA * LARGER THAN AVERAGE DRIVEWAY * IMMACULATE GARDENS * LOUNGE * DINING ROOM * KITCHEN WITH APPLIANCES * COMBI BOILER. Situated on a very popular street in the village, simply must be viewed to be appreciated!

£200,000

- Highly desirable area
- Lounge
- Dining room
- Stylish kitchen with appliances
- Large driveway & garage



Property Description

PORCH

Sliding door access. Door to hallway.

HALLWAY

11' 5" x 6' 0" (3.48m x 1.84m) Welcoming hallway. Stairs to first floor. Doors to lounge & kitchen. Parquet flooring. Radiator.

LOUNGE

12' 8" x 10' 9" (3.88m x 3.30m) Comfortable family lounge. Laminate flooring. Window to front. Radiator. Opening to dining room.

DINING ROOM

10' 10" x 9' 6" (3.31m x 2.92m) Nicely sized family dining room for 6 seater table. Sliding doors to rear garden. Laminate flooring. Opening to lounge. Radiator.

KITCHEN

11' 3" x 7' 3" (3.44m x 2.21m) Modern family kitchen fitted with gloss wall & base units. Work surfaces over with inset sink & drainer. Integrated appliances; oven, microwave, dishwasher, washing machine and hob with extractor over. Tiled floor & splash backs. Door to rear gardens. Windows to side & rear. Radiator. Storage cupboard. Spotlighting.

TO THE FIRST FLOOR

LANDING

Doors to three bedrooms, bathroom & loft. Window to side.

BEDROOM ONE

12' 8" x 10' 3" (3.88m x 3.13m) Double bedroom. Large set of wardrobes to stay. Window to front. Carpeted floor. Radiator. Door to boiler cupboard housing combi boiler.

BEDROOM TWO

11' 6" x 9' 1" (3.51m x 2.78m) Second double bedroom. Carpeted floor. Window to rear. Radiator.

BEDROOM THREE

9' 2" x 6' 5" (2.80m x 1.98m) Single bedroom. Carpeted floor. Window to front. Radiator. Over stairs cupboard.

BATHROOM

7' 8" x 6' 3" (2.34m x 1.92m) Stylish suite comprising; bath tub with electric shower over, WC & wash basin. Window to rear. Tiled splash backs. Vinyl flooring. Radiator.

TO THE OUTSIDE

TO THE FRONT & SIDE

Generous, paved driveway for up to 3-4 vehicles and lawn area.

TO THE REAR

Beautiful family garden. Patio seating area. Step up to a mature lawn with additional composite decked seating area. Shed to stay.

GARAGE

17' 0" x 8' 9" (5.20m x 2.68m) Single garage accessed via up & over door. Power & light.

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

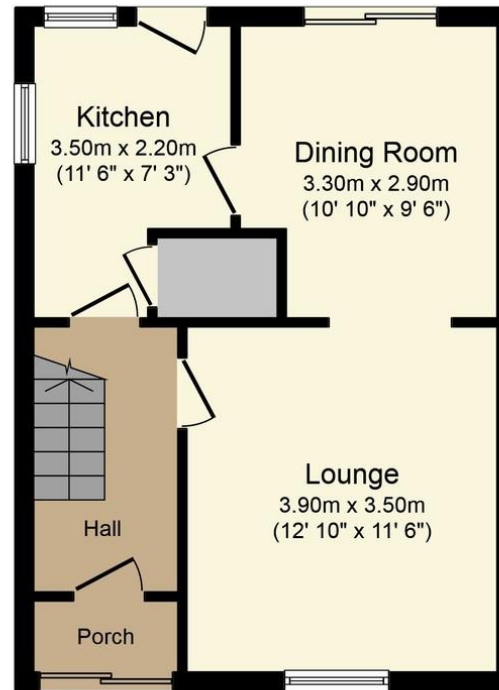
Viewing Arrangements

Strictly by appointment

Contact Details

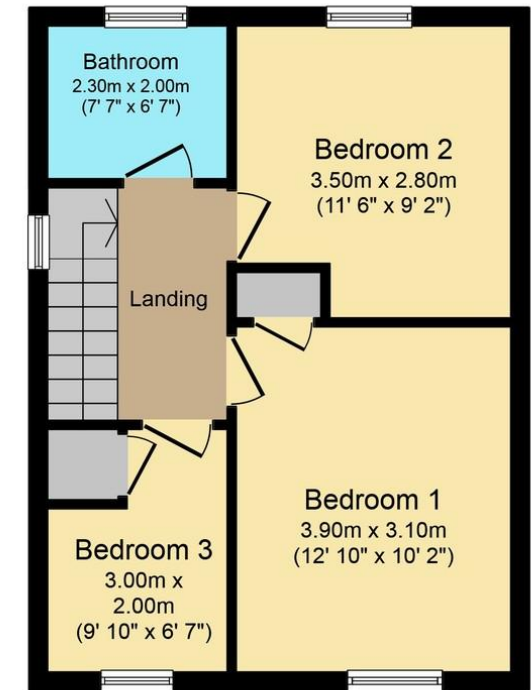
22 Penallta Road
Ystrad Mynach
Hengoed
Mid Glamorgan
CF82 7AP

www.lucasesstates.net
info@lucasesstates.net
01443 862862



Ground Floor

Floor area 38.0 sq. m. (409 sq. ft.) approx



First Floor

Floor area 38.0 sq. m. (409 sq. ft.) approx

Total floor area 76.0 sq. m. (818 sq. ft.) approx

%epcGraph_c_1_349%

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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