



8 Raglan Road | | Hengoed | CF82 7LX

TWO ENSUITES * FOUR DOUBLE BEDROOMS * EXCEPTIONAL KITCHEN/DINER WITH ISLAND & INTEGRATED APPLIANCES * SPACIOUS LOUNGE * STYLISH FAMILY BATHROOM * UTILITY ROOM * NEW BOILER * FULLY REWIRED * NEW WINDOWS & DOORS. High spec renovated home within walking distance of Hengoed station

Guide Price £200,000

- Four double bedrooms
- Two ensuites
- Stylish family bathroom
- Exceptional kitchen/diner
- Fully integrated with appliances



Property Description

GUIDE PRICE

£200,000 - £220,000

HALLWAY

8' 2" x 4' 11" (2.51m x 1.50m) Stairs to first floor. Double doors to dining room. Radiator.

DINING ROOM

11' 11" x 11' 5" (3.65m x 3.50m) Comfortable space for a 6-8 seater dining table. Stylish herringbone flooring. Window to front. Radiator. Open plan with kitchen.

KITCHEN/BREAKFAST ROOM

15' 11" x 14' 2" (4.86m x 4.32m) Showstopper kitchen fitted with stylish matt grey wall & base units. Gorgeous work surfaces over with inset sink & drainer. Fully integrated with appliances; full size separate fridge & freezer, oven, dishwasher, hob & extractor. Central island with space for 3-4

stools and feature drop down ceiling with lighting above and below. Beautiful herringbone flooring. Window & door to rear garden. Radiator. Doors to under stairs storage and utility room.

UTILITY ROOM

10' 10" x 3' 1" (3.31m x 0.96m) Great storage area. Space and plumbing for washing machine & dryer. Radiator. Door to WC.

WC

7' 1" x 2' 4" (2.16m x 0.72m) Suite comprises; WC with wash unit inset in cistern. Radiator. Window to rear. Spotlighting.

LOUNGE

17' 4" x 10' 9" (5.30m x 3.30m) Spacious main lounge. Carpeted floor. Window to front. Radiator.

TO THE FIRST FLOOR

LANDING

Gives access to four double bedrooms, bathroom and boiler cupboard.

MASTER BEDROOM

18' 4" x 10' 8" (5.61m x 3.27m) Fantastic size main bedroom. Carpeted floor. Window to front. Radiator. Space for fitted wardrobes. Door to en-suite.

ENSUITE

8' 8" x 8' 0" (2.65m x 2.45m) A simply stunning master en-suite fitted with a large walk in shower, floating basin and WC with brass finishes. Tiled floor & splash backs. Towel radiator.

BEDROOM TWO

16' 10" x 9' 10" (5.15m x 3.00m) Exceptionally large second double bedroom. Carpeted floor. Window to front. Radiator. Door to en-suite.

ENSUITE

9' 10" x 3' 5" (3.00m x 1.05m) Stylish suite comprising; walk-in shower, WC & vanity wash basin. Tiled floor & splash backs. Spotlighting.

BEDROOM THREE

12' 10" x 9' 8" (3.92m x 2.95m) Double bedroom. Carpeted floor. Two windows to front. Radiator.

BEDROOM FOUR

14' 2" x 8' 2" (4.32m x 2.50m) Large double bedroom. Carpeted floor. Window to rear. Radiator.

BATHROOM

9' 10" x 6' 0" (3.00m x 1.85m) Beautiful family bathroom fitted with high end furniture comprising; bath tub with shower over, WC & wash basin set in matching vanity units. Window to rear. Towel radiator. Spotlighting.

TO THE OUTSIDE

To the front

External door access to a generously sized store room. Plastered, power & lighting. Radiator. Could be an ideal home office.

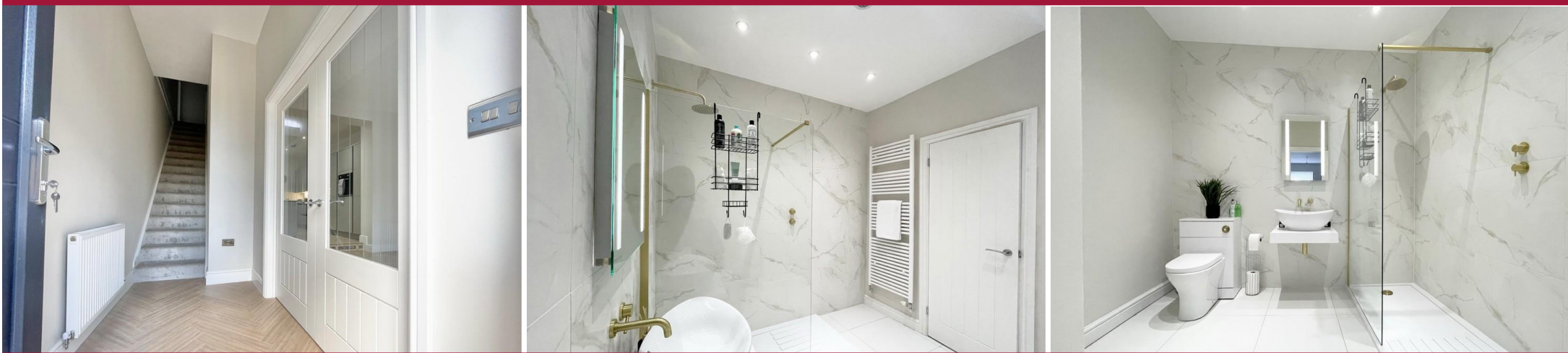
To the rear

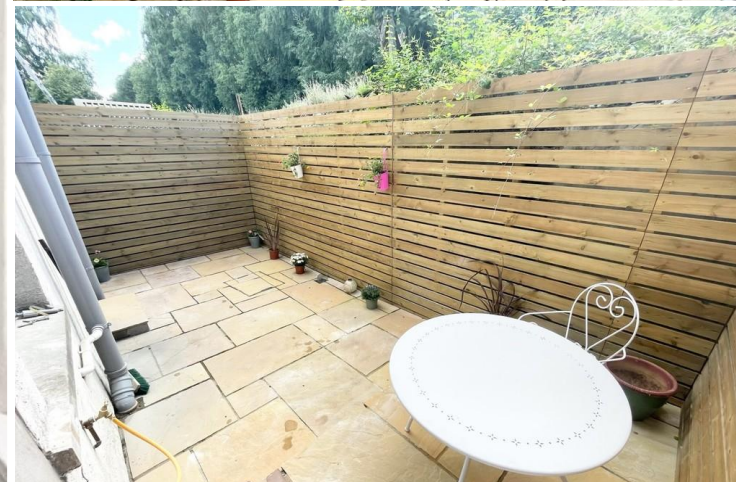
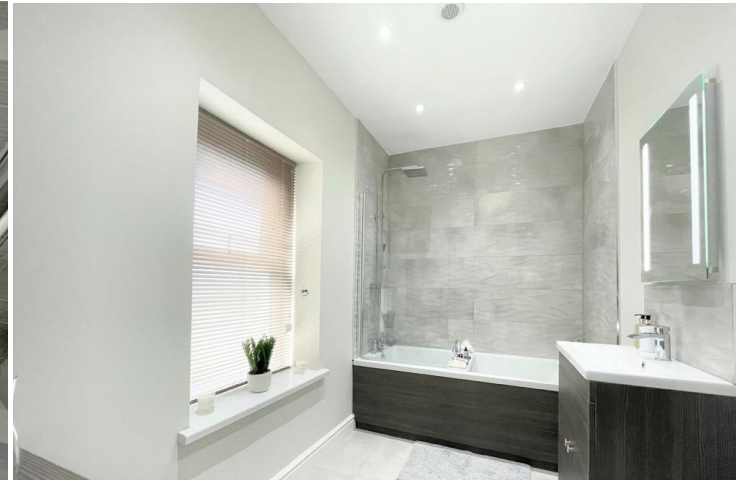
Well landscaped for a private seating area laid with two patio levels and feature fence perimeter.

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

%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 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