

Estate Agents | Property Management | Mortgage Specialists







44 Mcdonnell Road | | Bargoed | CF81 8UE

GARAGE TO REAR * LOUNGE * DINING ROOM * KITCHEN * FOUR PIECE BATRHOOM * GOOD SIZE BEDROOMS * COMBI BOILER. Deceptively spacious and well kept family home situated just a short walk from Bargoed Town centre, transport and amenities.

Guide Price £135,000 - £140,000

- Garage
- Lounge
- Dining room
- Kitchen
- Large family bathroom







Property Description

GUIDE PRICE £135,000-£140,000

HALLWAY

Stairs to fists floor. Doors to lounge & dining room. Radiator.

LOUNGE

 $12' \ 9'' \ x \ 10' \ 0'' \ (3.90 \ m \ x \ 3.05 \ m)$ Cosy main lounge. Bay window to front. Feature fireplace with inset electric fire. Vinyl flooring. Papered walls. Radiator.

DINING ROOM

13' 1" \times 11' 5" (4.01m \times 3.48m) Spacious dining room. Vinyl flooring. Window to rear. Under stairs cupboard. Radiator. Door to ktchen

KITCHEN

10' 9" x 9' 10" (3.29m x 3.02m) Traditional kitchen fitted with farmhouse style units. Work surfaces over with inset sink &

drainer. Gas cooker point. Plumbing for washing machine. Tiled floor & splash backs. Space for 2-4 seater table. Feature papered wall. Window & door to rear. Radiator. Door to bathroom.

BATHROOM

7' 11" x 7' 1" (2.43m x 2.18m) Family suite comprises of; bath tub, walk-in shower & wash basin. Vinyl floor. Cladded walls. Window to rear. Radiator. Door to WC. Loft hatch.

WC

4' 5" x 2' 11" (1.36m x 0.91m) Fitted with WC. Window to side.

TO THE FIRST FLOOR

LANDING

Gives access to three bedrooms. Hatch to loft. Window to rear. Large storage cupboard housing combi boiler.

BEDROOM ONE

13' 0" x 7' 10" (3.97m x 2.39m) Double bedroom. Carpeted floor. Window to front. Radiator.

BEDROOM TWO

 $10' \ 0" \times 8' \ 3" \ (3.05m \times 2.52m)$ Double bedroom. Window to rear. Radiator.

BEDROOM THREE

 $10'\ 0"\ x\ 7'\ 3"\ (3.06\ x\ 2.22\ m)$ Single bedroom. Fitted single wardrobe. Carpeted floor. Window to front. Radiator.

TO THE OUTSIDE

TO THE FRONT

Steps to front door.

TO THE REAR

Courtyard seating area. Steps up to main garden. Low maintenance cotswold stone area, ideal for seating. Path to gate and rear lane. Door to garage.

GARAGE

 $19' \, 6" \, x \, 11' \, 11" \, (5.95 \, m \, x \, 3.64 \, m)$ Large single garage accessed via electric garage 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

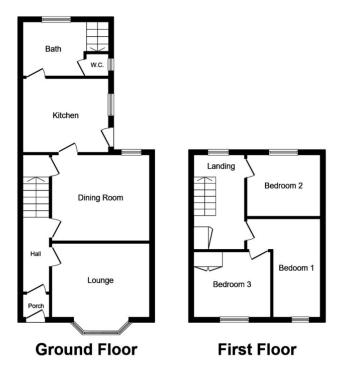
Viewing Arrangements

Strictly by appointment

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