



## 7 Tyn-y-coed | Ystrad Mynach | Hengoed | CF82 7DD

NO ONWARD CHAIN \* LARGE BACK GARDEN OFFERING SUPERB POTENTIAL TO LANDSCAPE \* TWO LOFT BEDROOMS \* VERSATILE GROUND FLOOR ACCOMODATION \* FAMILY LOUNGE \* LARGE KITCHEN \* BATHROOM. Put your own stamp on this large and versatile bungalow situated in a popular area just off town.

£260,000

- No chain
- Versatile living
- Two loft bedrooms
- Large garden
- Popular area





## Property Description

### HALLWAY

Doors to all ground floor rooms.

### LOUNGE

14' 5" x 12' 3" (4.41m x 3.75m) Formal lounge. Parquet flooring. Window to front. Radiator.

### DINING ROOM

11' 0" x 9' 4" (3.36m x 2.86m) Nicely sized for a four seater dining table. Laminate flooring. Sliding patio doors to rear garden. Stairs to 1st floor. Radiator.

### KITCHEN

11' 11" x 11' 6" (3.65m x 3.52m) Kitchen fitted with more than shaker style units. Worksurfaces over with inset sink and drainer. Integrated oven hob and extractor. Plumbing for washing machine. Tile floor. Window and door to rear garden. Cupboard housing Combi boiler. Radiator.

### BEDROOM THREE

11' 11" x 10' 2" (3.65m x 3.10m) Ground floor double bedroom. Laminate flooring. Window to front. Radiator.

### BATHROOM

7' 9" x 5' 4" (2.38m x 1.64m) Sweet comprising of bathtub, WC and wash basin. Tiled floor. Panelled walls. Window to rear. Radiator.

### LANDING

Doors to two bedrooms.

### BEDROOM ONE

11' 10" x 10' 11" (3.61m x 3.35m) Double bedroom. Array of fitted wardrobes. Laminate flooring. Walk-in shower enclosed in wardrobe. Large window to rear enjoying brilliant view across valley. Radiator.

### BEDROOM TWO

12' 8" x 9' 3" (3.88m x 2.84m) Double bedroom. Fitted double wardrobe. Large window to front. Laminate flooring. Radiator. Door to eaves storage

### EAVES

Fitted with roof window and offering superb potential to convert into an ensuite

### TO THE OUTSIDE

#### TO THE FRONT

Well planted garden and offering potential for off-road parking subject to planning permission granted

#### TO THE REAR

Large family garden offering fantastic potential to landscape. Garage.

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

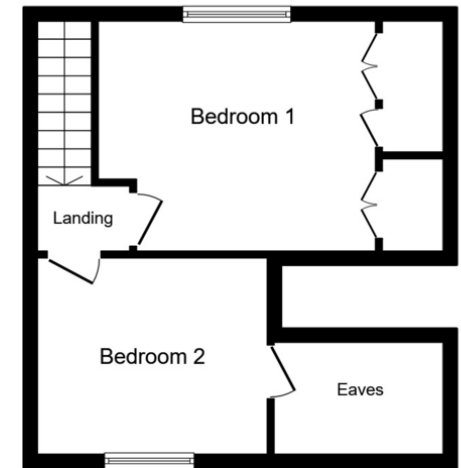
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**Ground Floor**



**First Floor**

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