

## 13g Buzzard Way | Penallta | Hengoed | CF82 6GX

WELL PRESENTED SECOND FLOOR APARTMENT \* MASTER ENSUITE & FITTED WARDROBES \* OPEN PLAN LIVING/DINING/KITCHEN ROOM \* MODERN KITCHEN \* GOOD VIEW ACROSS VALLEY \* POPULAR DEVELOPMENT \* ALLOCATED PARKING. Modern apartment situated on a popular development near Ystrad Mynach & train!

£115,000

- Modern Apartment
- Master ensuite
- Fitted wardrobes
- Open plan living
- Allocated parking





## Property Description

Enter the property into a communal area and the property is situated on the second floor.

### HALLWAY

Doors to all rooms and two storage cupboards.

### LOUNGE/DINER/KITCHEN

22' 6" x 10' 9" (6.88m x 3.28m) Modern open plan living/kitchen area. Fitted with light wood wall & base units. Work surfaces with inset sink & drainer. Plumbing for washing machine. Window to rear. Mixed vinyl & carpeted floor. Juliett balcony and window to side. Two radiator.

### BEDROOM ONE

13' 3" x 9' 7" (4.04m x 2.94m) Double bedroom. Fitted double wardrobe. Carpeted floor. Window to front. Radiator.

### EN-SUITE

7' 2" x 6' 10" (2.20m x 2.09m) Fitted with shower, WC & wash basin. Vinyl flooring. Electric radiator.

### BEDROOM TWO

9' 10" x 7' 6" (3.00m x 2.30m) Single bedroom. Carpeted floor. Window to front. Radiator.

### BATHROOM

7' 2" x 5' 6" (2.20m x 1.70m) Comprising of; bath tub, WC & wash basin. Vinyl flooring. Window to side. Radiator.

### TO THE OUTSIDE

Two allocated parking spaces

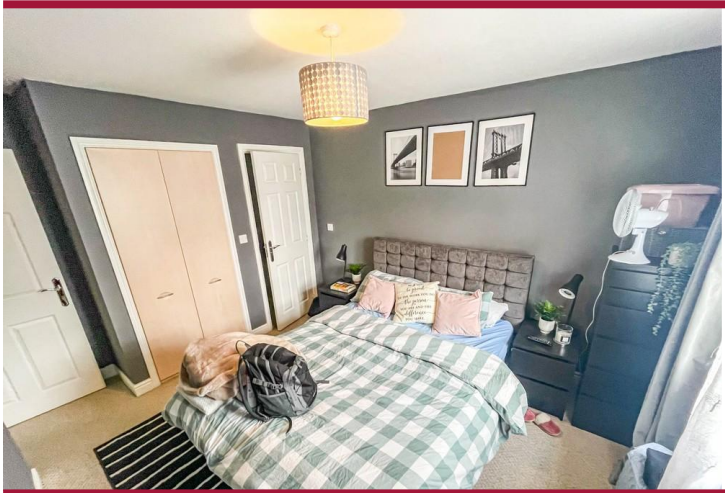
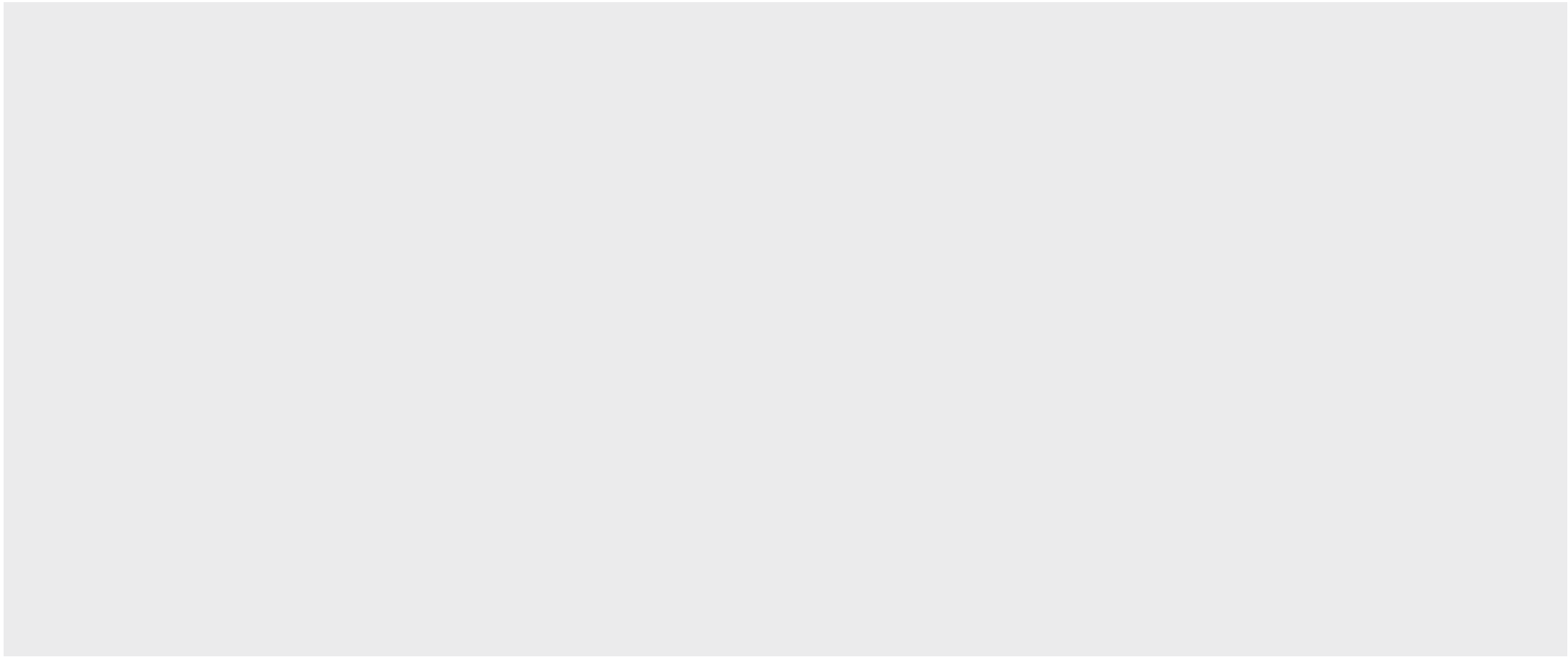
Management fees and ground rent total is approx £1400 per annum

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

Leasehold

## Council Tax Band

## Viewing Arrangements

Strictly by appointment

## Contact Details

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Ystrad Mynach

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Mid Glamorgan

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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