



## 6 Rolls Avenue | Penpedairheol | Hengoed | CF82 8HP

BEAUTIFUL FAMILY HOME \* SPACIOUS LOUNGE \* OPEN PLAN KITCHEN/DINER \* UTILITY ROOM \* FITTED WARDROBES  
\* STYLISH BATHROOM \* WELL LANDSCAPED GARDEN \* STORAGE/OFFICE ROOM TO SIDE \* GARAGE. Move-in ready  
family home, well designed and offering spacious living throughout and a fantastic family garden

£270,000

- Spacious lounge
- Kitchen/diner with utility
- Stylish bathroom
- Well landscaped garden
- Garage & office/storage room





## Property Description

### HALLWAY

Stairs to first floor. Doors to lounge, kitchen and WC.

### LOUNGE

14' 6" x 11' 8" (4.42m x 3.58m) Stylish and spacious family lounge with large bay window to front. Laminate flooring. Radiator.

### KITCHEN/DINER

18' 5" x 9' 11" (5.62m x 3.04m) Well modernised by the current owners into a open plan kitchen/diner. Matt finished wall & base units with wood grain work surfaces over. Inset sink & drainer. Integrated appliances; oven, microwave, hob with pop up extractor fan and dishwasher. Window and doors to rear garden. Dining space for 6-8 seater table. Door to under stairs cupboard cleverly designed into a utility room with additional wall & base units and work surfaces. Spotlighting. Radiator.

### WC

5' 4" x 3' 2" (1.65m x 0.98m) Fitted with WC and vanity wash basin. Tiled floor. Wood panelled feature wall. Window to side. Radiator.

### TO THE FIRST FLOOR

### LANDING

Doors to three bedrooms, bathroom, boiler and storage cupboard. Loft hatch. Window to side. Radiator.

### BEDROOM ONE

13' 1" x 10' 0" (4.00m x 3.05m) Spacious double bedroom. Double fitted wardrobe over the stairs and additional fitted wardrobe space equivalent to two double wardrobes. Laminate flooring. Window to rear. Radiator.

### BEDROOM TWO

11' 10" x 10' 11" (3.61m x 3.35m) Generous second double bedroom. Laminate flooring. Window to front & side. Radiator.

### BEDROOM THREE

8' 11" x 7' 0" (2.72m x 2.14m) Single bedroom. Laminate flooring. Window to front. Radiator.

### BATHROOM

7' 1" x 6' 9" (2.18m x 2.08m) A beautiful family suite comprising; freestanding bathtub and tap, walk-in shower cubicle, WC & vanity wash basin. Tiled floor. Split face tile feature wall. Window to rear. Chrome designer radiator. Panelled ceiling. Spotlighting.

### OFFICE/STORAGE

27' 3" x 5' 8" (8.33m x 1.74m) A brilliant addition to this home constructed in timber. Accessed from the front & rear gardens. Well insulated and with power & light. Separated into three areas and offering a variety of uses; home office, storage or

even a business opportunity for salon like settings.

#### TO THE OUTSIDE

#### TO THE FRONT

Parking for 2-3 vehicles leading to garage.

#### TO THE REAR

Level and well Landscaped family garden offering a variety of areas. Step out onto a decked area leading to lawn. Enclosed child's play area. Well built covered decked seating area to enjoy all weathers. Shed with power & light.

#### GARAGE

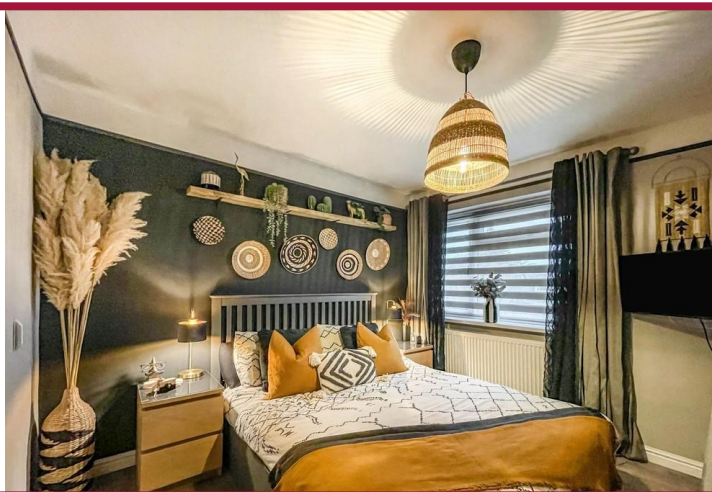
Single garage accessed via up & over door. Power & light.

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#### 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

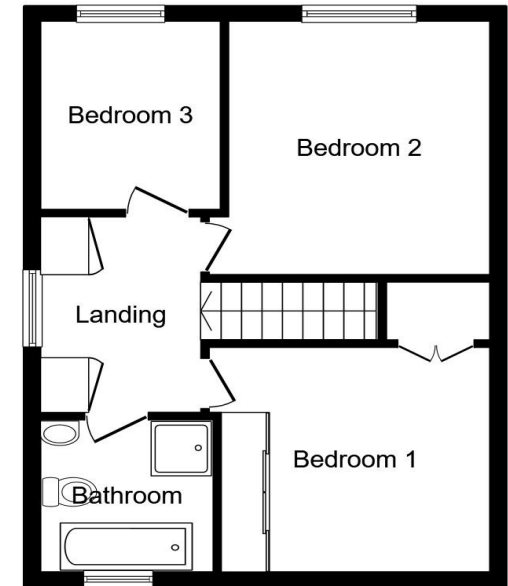
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**Ground Floor**



**First Floor**

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