



2 Kings Hill | | Hengoed | CF82 7RA

NO ONWARD CHAIN * OLD STATION HOUSE * LARGE PLOT * PREVIOUS PLANNING FOR DETACHED DWELLING IN GARDEN * THREE DOUBLE BEDROOMS TO FIRST FLOOR * GARAGE. A brilliant opportunity for a family to make a beautiful home or a developer subject to planning.

£300,000

- No chain
- Large plot
- Previous planning
- Spacious home
- Make it your own



Property Description

PORCH

13' 2" x 3' 2" (4.02m x 0.98m) Doors to hall and storage room.

HALL

22' 3" x 6' 1" (6.80m x 1.86m) Stairs to first floor with under stairs storage cupboard. Flagstone flooring. Door to rear garden

LOUNGE

14' 0" x 12' 2" (4.28m x 3.71m) Spacious family lounge. Feature exposed stone walls. Focal point fireplace with gas fire inset. Wood flooring. Window to rear. Radiator.

KITCHEN/DINER

22' 3" x 11' 1" (6.80m x 3.40m) Spacious, open plan kitchen/diner. Fitted with cottage style wall & base units. Work surfaces with inset butler sink. Dining space for a 6-8 seater table. French doors to rear garden. Radiator.

STUDY/BEDROOM

12' 2" x 7' 6" (3.71m x 2.31m) Nicely sized and versatile room. Currently used as a ground floor bedroom. Great space for a home office. Window to front. Laminate flooring. Radiator. Cupboard housing combi boiler.

TO THE FIRST FLOOR

BEDROOM ONE

15' 7" x 14' 1" (4.75m x 4.30m) Spacious main bedroom with quirkily finished exposed stone feature walls. Wood flooring. Feature fireplace. Window to rear. Radiator.

BEDROOM TWO

14' 1" x 14' 4" (4.30m x 4.38m) Double bedroom. Feature fireplace. Carpeted floor. Window to rear. Radiator.

BEDROOM THREE

12' 2" x 7' 6" (3.71m x 2.31m) Comfortable bedroom. Laminate flooring. Window to front. Radiator. Feature exposed brick chimney breast.

BATHROOM

11' 1" x 7' 7" (3.38m x 2.32m) Stylish and spacious family suite comprising; freestanding bath tub, large walk-in shower, WC & wash basin. Tiled floor & feature walls. Window to front. Radiator.

STORAGE ROOM

10' 11" x 10' 9" (3.35m x 3.30m) Accessed from porch and rear garden.

TO THE OUTSIDE

Situated on a substantial plot, formerly with planning permission to build in the garden or create a beautiful family garden.

TO THE FRONT

Driveway leading to garage. Storage building attached to house at side. Front lawn.

TO THE SIDE

Large lawn area with great potential to obtain planning for a new dwelling.

TO THE REAR

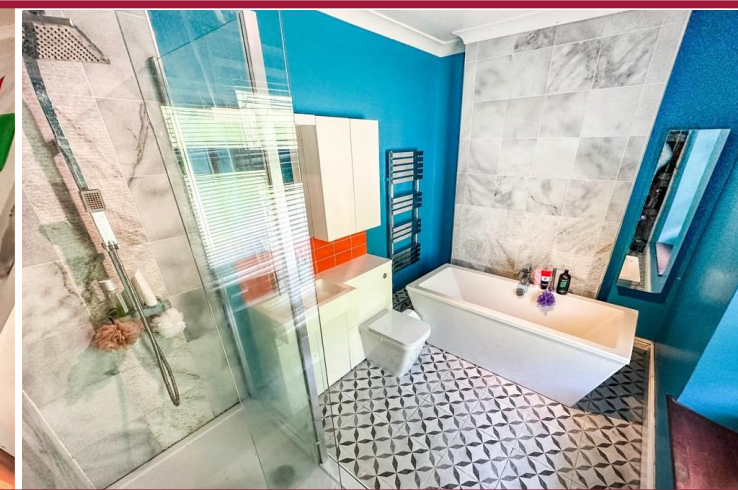
Step out onto a raised decked seating area with glass balustrade. Steps down to lawn.

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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

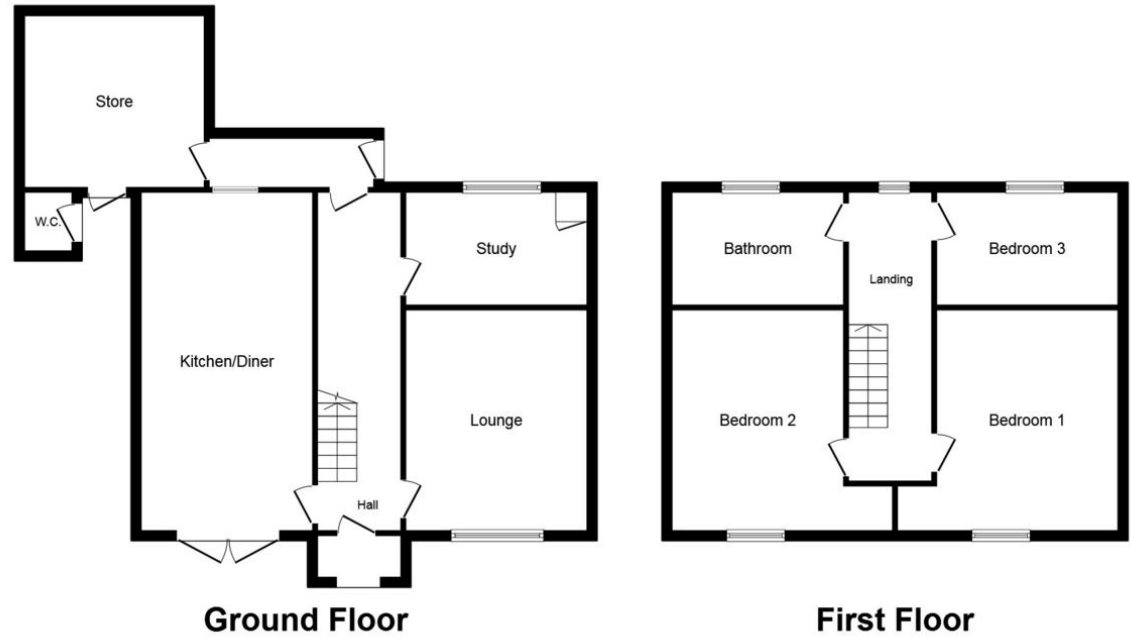
Viewing Arrangements

Strictly by appointment

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