



## 69 Heolddu Crescent | | Bargoed | CF81 8US

SET ON A CORNER PLOT \* OFF ROAD PARKING \* MODERNISED THROUGHOUT \* LARGE FRONT GARDEN \* STYLISH SHOWER ROOM \* MODERN SHAKER STYLE KITCHEN \* GROUND FLOOR WC \* SPACIOUS BEDROOMS \* LOUNGE \* DINING ROOM. Spacious family home, well updated by the present owner and set on a great plot!

## Offers In Excess Of £180,000

- Corner plot
- Off road parking
- Lounge & dining room
- Modern kitchen
- Stylish shower room



## Property Description

### HALL

Stairs to first floor. Radiator.

### LOUNGE

14' 7" x 12' 4" (4.45m x 3.78m) Well modernised lounge. Feature fireplace. Window to front. Radiator. Door to kitchen.

### KITCHEN

12' 4" x 7' 4" (3.77m x 2.25m) Stylish kitchen fitted with shaker style wall & base units. Work surfaces over with inset sink & drainer. Integrated oven, microwave and hob with extractor over. Door and window to rear. Tiled floor & splash backs. Spotlighting.

### DINING ROOM

11' 5" x 9' 10" (3.48m x 3.01m) Modern and spacious room. Laminate flooring. Window to front. Radiator.

### WC

5' 1" x 3' 9" (1.55m x 1.16m) Fitted with WC. Window to rear. Radiator.

### TO THE FIRST FLOOR

### LANDING

Doors to three bedrooms, shower room and storage cupboard. Loft hatch.

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### Bedroom one 3.88 3.76

12' 8" x 5' 9" (3.88m x 1.76m) Double bedroom. Window to front. Carpeted floor. Radiator. Cupboard housing combi boiler.

### BEDROOM TWO

10' 7" x 9' 10" (3.24m x 3.02m) Double bedroom. Carpeted floor. Window to front. Radiator.

### BEDROOM THREE

9' 3" x 7' 6" (2.82m x 2.30m) Comfortable single bedroom or ideal home office. Carpeted floor. Window to rear. Radiator.

### SHOWER ROOM

6' 7" x 4' 9" (2.02m x 1.47m) Stylish suite comprising; corner walk-in shower, WC & wash basin set in vanity into. Mosaic tiled floor. Window to side. Towel radiator.

### TO THE OUTSIDE

### TO THE FRONT

Lawn area and well landscaped allotment/planting area with greenhouse and two sheds.

### TO THE SIDE

Gated access for up to two vehicles.

up repayments on your mortgage.

#### TO THE REAR

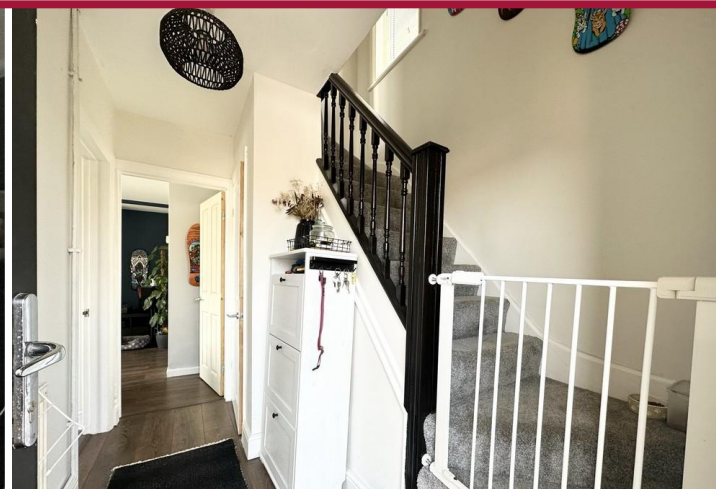
Private, low maintenance patio seating area.

#### SITUATED ON A LARGE CORNER PLOT!

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





## Tenure

Freehold

## Council Tax Band

## Viewing Arrangements

Strictly by appointment

## Contact Details

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**Ground Floor**



**First Floor**

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