



36 Downey Grove | Penpedairheol | Hengoed | CF82 8LE

PERFECT STARTER HOME OR BUY TO LET OPPORTUNITY * OPEN PLAN LOUNGE * PRIVATE SETTING IN CUL-DE-SAC * TWO GOOD SIZE BEDROOMS * FITTED WARDROBES. Set on a popular development in a quiet and private cul-de-sac position, perfect step onto the ladder or buy to let home.

£147,500

- Popular estate
- Cul-de-sac location
- Fitted wardrobes
- Parking
-



Property Description

HALL

7' 11" x 3' 9" (2.42m x 1.15m) Door to lounge/diner. Opening to kitchen. Radiator.

KITCHEN

7' 10" x 7' 10" (2.40m x 2.40m) Fitted with wall & base units. Work surfaces with inset sink & drainer. Integrated Cooker and hob. Window to front. Wall mounted boiler.

LOUNGE/DINER

16' 9" x 11' 9" (5.12m x 3.60m) Open plan and spacious lounge/diner. Carpeted floor. Sliding doors to rear garden. Two radiators.

TO THE FIRST FLOOR

LANDING

Doors to two bedrooms. Bathroom. Storage cupboard. Loft hatch.

BEDROOM ONE

11' 8" x 9' 9" (3.56m x 2.98m) Double bedroom. Carpeted floor. Fitted double wardrobe. Window to rear. Radiator.

BEDROOM TWO

10' 9" x 6' 9" (3.30m x 2.08m) Double bedroom. Fitted single wardrobe. Carpeted floor. Window to front. Radiator.

BATHROOM

7' 10" x 4' 9" (2.40m x 1.45m) Suite comprising; bath tub with shower over, WC & wash basin. Vinyl flooring. Window to front. Radiator.

TO THE OUTSIDE

TO THE FRONT

Driveway parking for one vehicle.

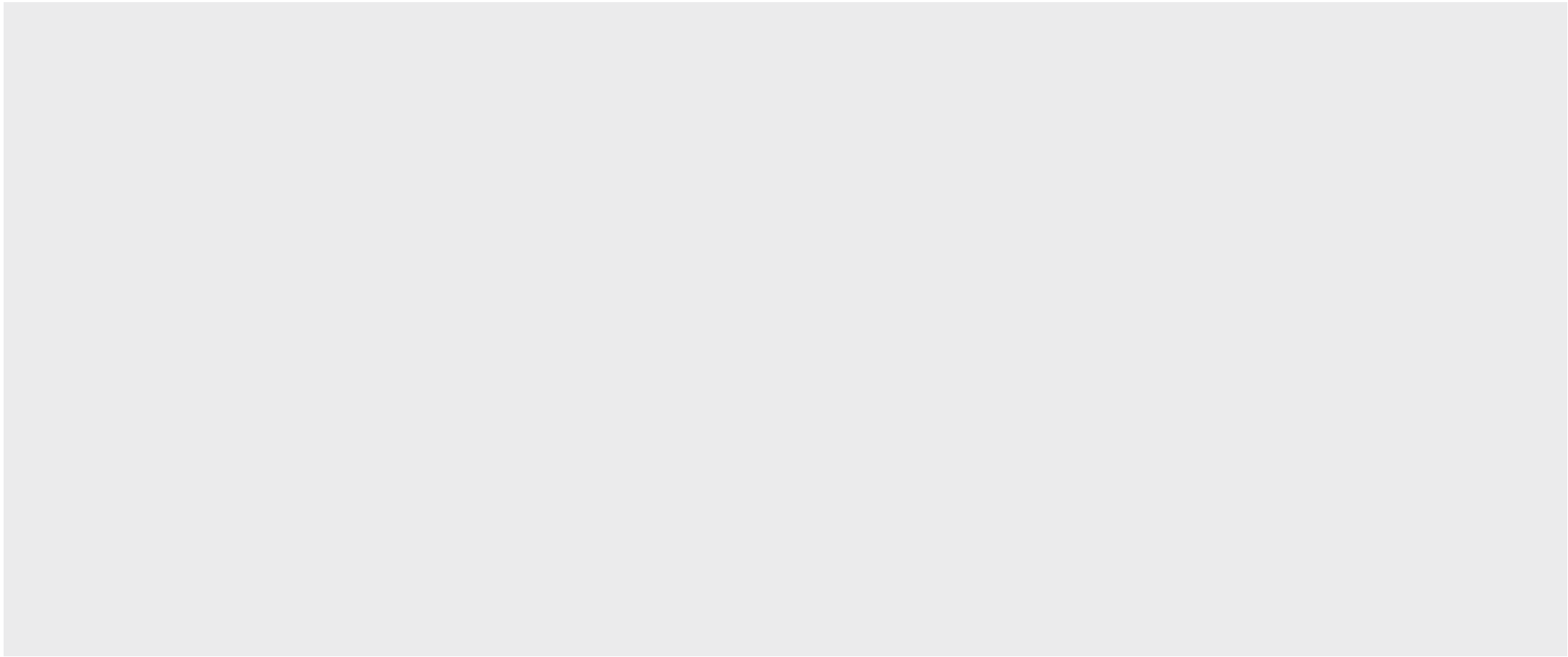
TO THE REAR

Decked seating area leading to lawn.

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

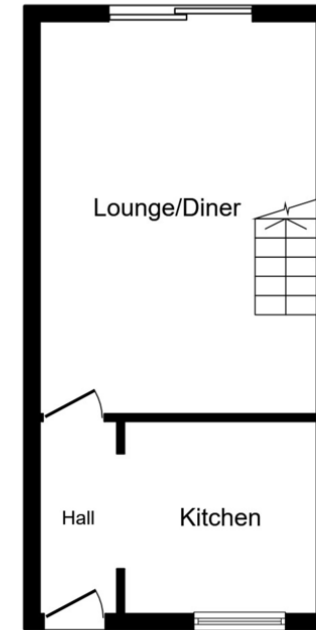
Viewing Arrangements

Strictly by appointment

Contact Details

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Floor Plan

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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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