



£200,000

EPC Rating 'D'

26 Forest Avenue
Cefn Hengoed
Hengoed
CF82 7HZ



HALL

5' 9" x 2' 8" (1.76m x 0.83m)

Stairs to first floor. Doors to lounge/diner and WC.

WC

5' 9" x 2' 6" (1.76m x 0.78m)

Fitted with WC & wash basin. Tiled walls. Window to side. Radiator.

LOUNGE/DINER

13' 3" x 25' 0" (4.05m x 7.64m)

Open plan lounge/diner. Laminate flooring. Window to front. French doors to rear garden. Two radiators.

KITCHEN

9' 9" x 8' 0" (2.98m x 2.45m)

Fitted with wall & base units. Work surfaces with inset sink & drainer. Integrated oven, hob & extractor. Door to side. Under stairs storage. Window to rear.



TO THE FIRST FLOOR

BEDROOM ONE

12' 10" x 8' 10" (3.92m x 2.70m)

Double bedroom. Wardrobe space with curtains. Laminate flooring. Window to front. Radiator.

BEDROOM TWO

9' 8" x 9' 4" (2.96m x 2.85m)

Double bedroom. Laminate flooring. Window to rear. Radiator.



BEDROOM THREE

9' 10" x 7' 4" (3.00m x 2.24m)

Single bedroom. Laminate flooring. Window to front. Radiator. Overstairs cupboard.

BATHROOM

6' 9" x 5' 6" (2.06m x 1.68m)

Suite comprising; bath tub with electrical shower over, WC & wash basin. Tiled walls. Vinyl flooring. Window to rear. Radiator.

TO THE OUTSIDE

TO THE FRONT

Hardstand for two vehicles. Driveway for additional parking.

TO THE REAR

Low maintenance garden laid with large patio area. Raised decked seating area with storage under.

SUMMER HOUSE

17' 1" x 8' 1" (5.22m x 2.48m)

Block built summer house with internal cladding. Power & light internally. Patio doors to front. Rubber roof installed 2021. Shed storage area to the rear.



Main roof installed 2021.

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.

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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

