



157 Gelligaer Road | Cefn Hengoed | Hengoed | CF82 7HH

EXCEPTIONAL RENOVATION * STUNNING OPEN PLAN LIVING/DINING * BEAUTIFUL KITCHEN WITH ISLAND & INTEGRATED APPLIANCES * GENEROUSLY SIZED BEDROOMS * STYLISH BATHROOM * LARGE FAMILY GARDEN * GATED PARKING AREA. Simply must see home finished to a very high standard and deceptively spacious.

£190,000

- High spec renovation
- Open plan
- Stunning kitchen with island
- Integrated appliances
- Spacious bedrooms



Property Description

HALL

Welcoming and spacious hallway. Glass balustrade. Stairs to first floor. Doors to lounge & WC

LOUNGE

17' 0" x 10' 7" (5.20m x 3.25m) Generously sized family lounge with bay window to front. Laminate flooring. Radiator. Opening to kitchen/diner.

KITCHEN/DINER

17' 2" x 10' 6" (5.25m x 3.22m) Beautifully updated kitchen/diner fitted with stylish gloss, handleless units. Work surfaces over with inset sink & drainer. Feature four seater dining island with storage under. Integrated appliances; double oven, hob with extractor over & fridge/freezer. Plumbing for washing machine. Tiled splash backs. Laminate flooring. Spot lighting. Window & French doors to rear garden. Radiator.

WC

5' 8" x 2' 11" (1.73m x 0.90m) Convenient ground floor suite comprising of a WC & inset wash basin. Vinyl flooring. Sensor light.

TO THE FIRST FLOOR

LANDING

Gives access to three bedroom & bathroom. Loft hatch.

BEDROOM ONE

14' 1" x 10' 10" (4.31m x 3.31m) Spacious double bedroom. Carpeted floor. Window to front. Radiator.

BEDROOM TWO

9' 10" x 8' 11" (3.02m x 2.74m) Double bedroom. Carpeted floor. Window to rear. Radiator.

BEDROOM THREE

7' 11" x 6' 8" (2.42m x 2.04m) Good size third bedroom. Carpeted floor. Window to rear. Radiator.

BATHROOM

6' 9" x 5' 11" (2.08m x 1.81m) Beautifully family bathroom suite with black accessories comprising; bath tub with shower over, vanity wash basin & WC. Vinyl flooring. Towel radiator. Two windows to front. Spot lighting.

TO THE OUTSIDE

TO THE FRONT

Low maintenance forecourt with path to rear garden.

TO THE REAR

Exceptionally landscaped garden offering a large, raised patio seating area with glass balustrade. Step down to a generously sized artificially turfed area. Gated access from rear lane to a

parking area.

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

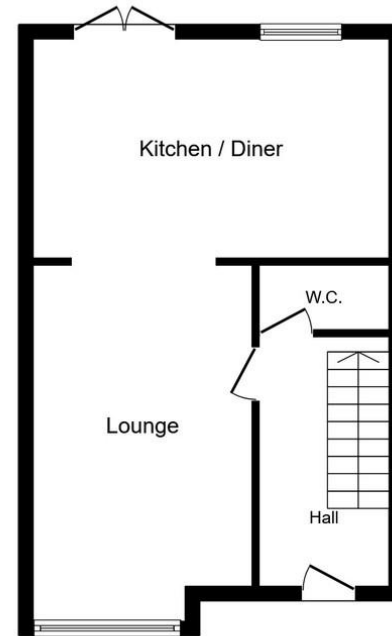
Viewing Arrangements

Strictly by appointment

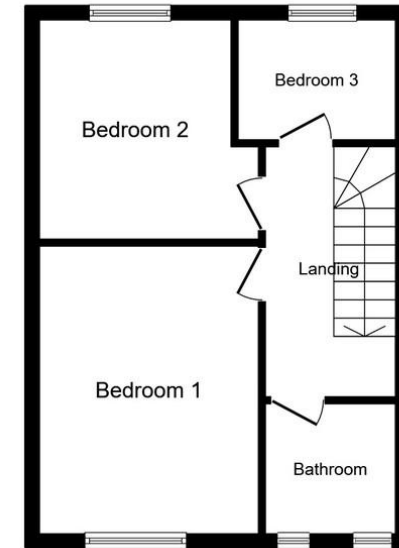
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Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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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