

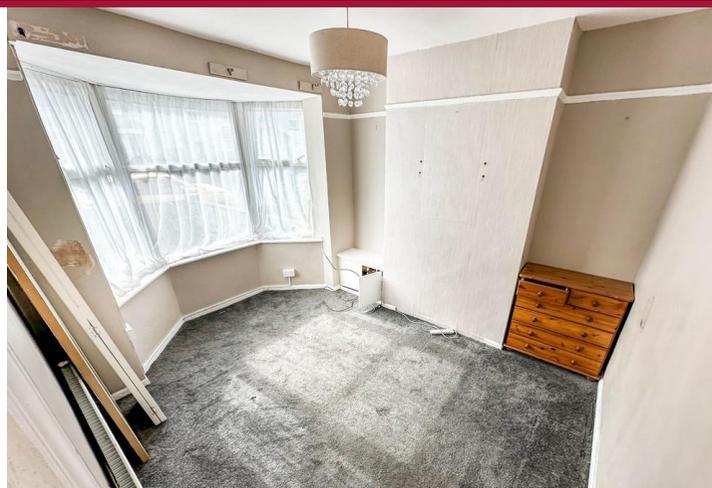


52 Derwendeg Avenue | Cefn Hengoed | Hengoed | CF82 7HQ

NO ONWARD CHAIN * MAKE THIS HOUSE YOUR OWN * TWO LIVING ROOMS * KITCHEN * LARGE GARDEN TO REAR * POTENTIAL TO ADD PARKING TO THE FRONT. A must be viewed property offering great potential to update and improve, with the benefit of no chain and generous garden to the rear!

Offers In Excess Of £120,000

- No chain
- Make it your own
- Two sitting rooms
- Generous garden
-



Property Description

HALL

Stairs to first floor. Doors to lounge & dining room.

DINING ROOM

10' 2" x 9' 11" (3.11m x 3.03m) Bay window to front. Carpeted floor. Radiator.

LOUNGE

16' 0" x 11' 5" (4.90m x 3.50m) Spacious lounge. Carpeted floor. Window to rear. Radiator. Door to Kitchen.

KITCHEN

9' 10" x 9' 0" (3.02m x 2.75m) Fitted with wall and base units. Integrated oven hob and extractor fan. Work surfaces with sink and drainer. Vinyl flooring. Door to rear hall.

REAR HALL

Doors to Kitchen, shower room and rear garden

SHOWER ROOM

9' 0" x 5' 1" (2.75m x 1.55m) Fitted with a walk-in shower, WC and wash basin. Window to rear. Radiator.

TO THE FIRST FLOOR

BEDROOM ONE

16' 0" x 10' 0" (4.90m x 3.05m) Double bedroom. Carpeted floor. Two windows the front. Radiator.

Bedroom two 3.54 2.52

Double bedroom. Carpeted floor. Radiator. Cupboard housing combination boiler.

BEDROOM THREE

8' 3" x 7' 5" (2.54m x 2.28m) Single bedroom. Carpeted floor. Window to rear. Radiator.

TO THE OUTSIDE

TO THE FRONT

Forecourt area. Path to rear garden.

TO THE REAR

Large garden with raised decked seating area and steps down 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

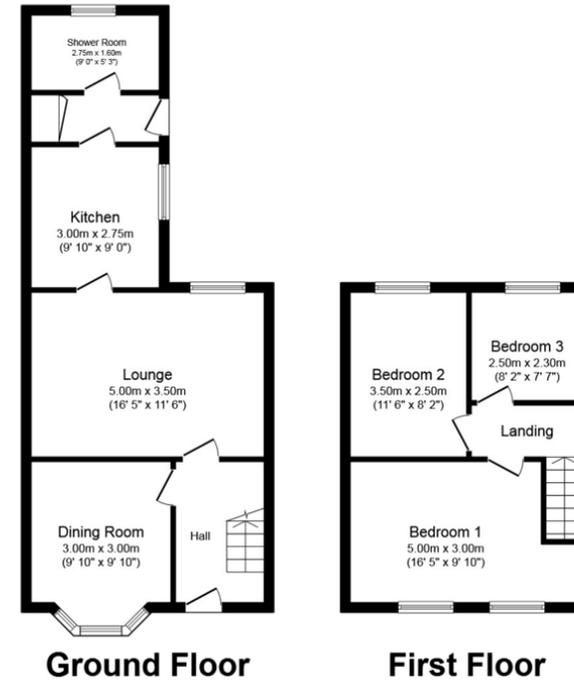
Viewing Arrangements

Strictly by appointment

Contact Details

22 Penallta Road
Ystrad Mynach
Hengoed
Mid Glamorgan
CF82 7AP

www.lucasesstates.net
info@lucasesstates.net
01443 862862



Total floor area 83.0 sq.m. (893 sq.ft.) approx

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

%epcGraph_c_1_349%

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