



## 49 Church Street | Aberbargoed | Bargoed | CF81 9FF

MODERN FAMILY HOME \* TWO DOUBLE BEDROOMS \* STYLISH NEW KITCHEN \* LARGE FAMILY BATHROOM \* OPEN PLAN LOUNGE/DINER \* UTILITY ROOM \* GENEROUSLY SIZED REAR GARDEN. A perfect starter home offering recently updated and generously sized living/dining and bedroom space!

£130,000

- New kitchen 2022
- Utility room
- Open plan lounge
- Two double bedrooms
- Large family bathroom





## Property Description

### HALL

Door to lounge/diner. Radiator. Tiled floor.

### LOUNGE/DINER

21' 1" x 14' 11" (6.44m x 4.55m) Modern open lounge/diner. Laminate floor. Window to front & rear. Stairs to first floor. Door to kitchen. Two radiators.

### KITCHEN

9' 8" x 8' 11" (2.96m x 2.74m) Stylish kitchen updated in 2022. Work surfaces over with inset sink & drainer. Integrated oven, hob & extractor. Space for and plumbing dishwasher and American fridge/freezer. Tiled floor & splash backs. Radiator. Door to utility room.

### UTILITY ROOM

9' 8" x 4' 2" (2.96m x 1.28m) A great space off the kitchen. Fitted with additional work surfaces. Space and plumbing for

washing and dryer. Extractor fan. Door to rear garden. Radiator.

### TO THE FIRST FLOOR

#### BEDROOM ONE

14' 11" x 9' 11" (4.55m x 3.03m) Large double bedroom. Wood flooring. Two windows to front. Radiator.

#### BEDROOM TWO

10' 11" x 9' 0" (3.34m x 2.75m) Double bedroom. Wood flooring. Window to rear. Towel radiator.

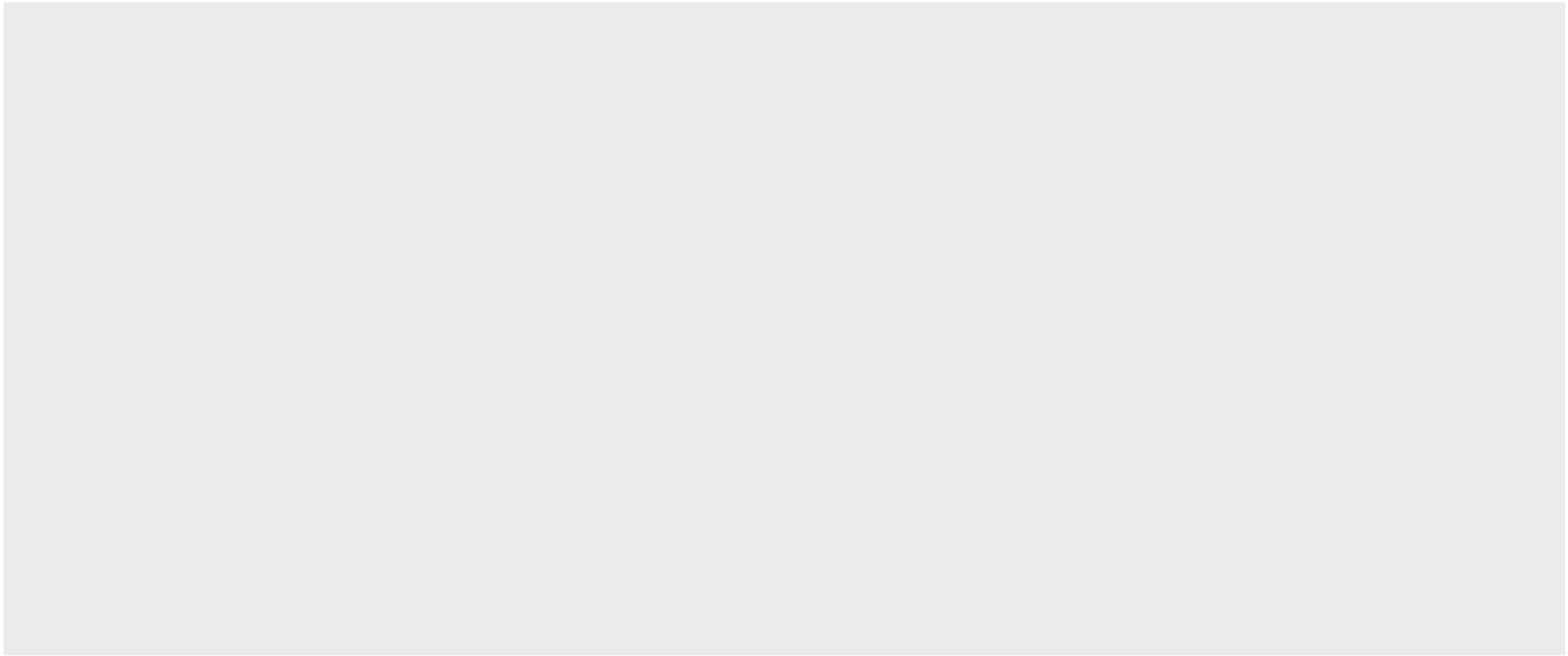
#### BATHROOM

10' 0" x 8' 11" (3.05m x 2.72m) Exceptionally large family suite comprising; corner jacuzzi Bath, large walk-in shower, WC & wash basin. Tiled floor & walls. Window to rear. Towel radiator.

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

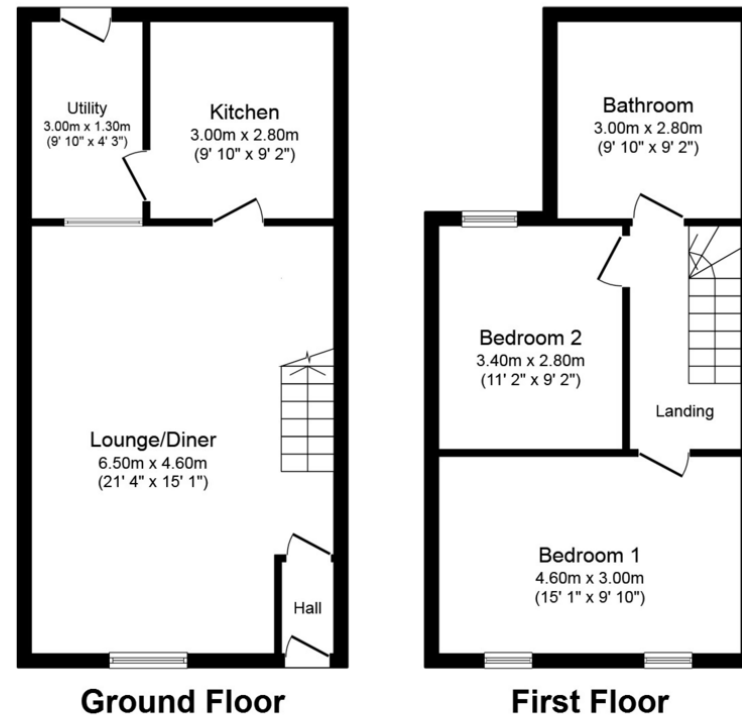
Mid Glamorgan

CF82 7AP

[www.lucasestates.net](http://www.lucasestates.net)

[info@lucasestates.net](mailto:info@lucasestates.net)

01443 862862



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

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