



13 William Street | Tir-y-berth | Hengoed | CF82 8AT

NO ONWARD CHAIN * WELL MODERNISED HOME * BRAND NEW KITCHEN WITH APPLIANCES * UTILITY ROOM * STYLISH FAMILY BATHROOM SUITE * THREE GENEROUS BEDROOMS * NEW FLOORING THROUGHOUT. A perfect first time home which is now move-in ready after being well updated in recent months.

£125,000

- No chain
- Well modernised
- Brand new kitchen
- New flooring
- Stylish bathroom



Property Description

HALL

Stairs to first floor. Door to lounge.

LOUNGE

13' 11" x 13' 5" (4.26m x 4.10m) Spacious family lounge. New laminate flooring. Window to front. Radiator.

KITCHEN/DINER

16' 11" x 9' 0" (5.16m x 2.75m) Stylish kitchen/diner, recently updated with gloss wall & base units. Work surfaces with inset sink & drainer. Integrated oven, hob & extractor. Laminate flooring. Tiled splash backs. Doors to utility room, under stairs storage and rear porch. Window to rear. Radiator.

UTILITY ROOM

6' 0" x 5' 2" (1.84m x 1.60m) Great space with space and plumbing for washing machine and dryer. Tiled splash backs. Window to rear.

BATHROOM

6' 4" x 5' 2" (1.95m x 1.60m) Modern family suite comprising; bath tub with shower over, WC & wash basin. Tiled floor & splash backs. Towel radiator. Window to rear & side.

REAR PORCH

7' 0" x 5' 1" (2.14m x 1.57m) A handy room with space and plumbing a washing machine or a good area for coat & shoe storage. Door & window to rear.

TO THE FIRST FLOOR

BEDROOM ONE

13' 9" x 11' 3" (4.20m x 3.45m) Spacious Main bedroom. Carpeted floor. Window to front. Radiator. Large cupboard for storage and housing Combi boiler.

BEDROOM TWO

11' 11" x 8' 7" (3.65m x 2.62m) Generous double bedroom. Carpeted floor. Window to rear. Radiator.

BEDROOM THREE

9' 1" x 8' 2" (2.78m x 2.50m) Generous single bedroom. Carpeted floor. Window to rear. Radiator

TO THE OUTSIDE

TO THE REAR

Courtyard seating area. Gate to rear lane which backs onto grassed play area and allotments.

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

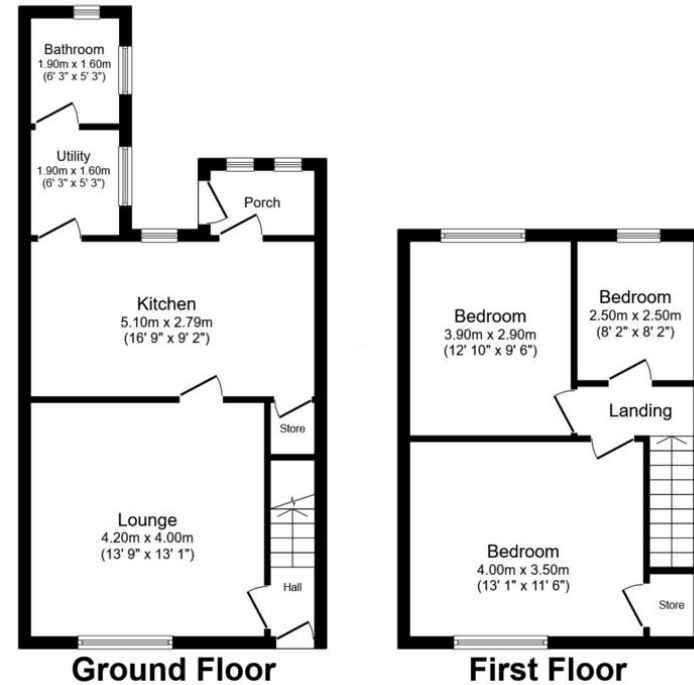
Mid Glamorgan

CF82 7AP

www.lucasestates.net

info@lucasestates.net

01443 862862



Total floor area 81.1 m² (873 sq.ft.) approx

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