



73 Birch Crescent | Cefn Hengoed | Hengoed | CF82 7LJ

PERFECT FIRST TIME HOME * RECENTLY UPDATED KITCHEN * RECENTLY LANDSCAPED, FLAT GARDEN * OFF ROAD PARKING FOR TWO CARS * OAK DOORS * COMBI BOILER FITTED 2019. A must see home for those looking to get on the property ladder, good size, modern interior and space to get the car off the road!

£160,000

- Two Car Off Road Parking
- New Open Plan Kitchen
- Landscaped Garden
- Combi Boiler Fitted 2019
- Three Bedrooms



Property Description

HALL

5' 11" x 4' 7" (1.82m x 1.42m) Stairs to the first floor. Door to lounge.

LOUNGE

13' 7" x 13' 8" (4.15m x 4.18m) Nicely sized lounge. Wood flooring. Window to front. Radiator. Double doors to kitchen/diner. Radiator.

KITCHEN/DINER

16' 10" x 9' 4" (5.15m x 2.85m) Stylish kitchen updated late 2022 with gloss wall & base units. Two seater breakfast bar. Work surfaces over with inset sink & drainer. Integrated appliances; oven, hob & extractor. Space for washing machine and dryer. Tiled floor and splash backs. Stunning split face tiled wall. Spotlighting. French doors to rear garden. Radiator. Door to under stairs storage and side of house.

TO THE FIRST FLOOR

LANDING

Doors to three bedrooms, bathroom and cupboard housing combi boiler.

BEDROOM ONE

11' 6" x 9' 8" (3.51m x 2.95m) Double bedroom. Double wardrobe alcove. Carpeted floor. Window to front. Radiator. Spotlighting.

BEDROOM TWO

9' 6" x 8' 10" (2.92m x 2.70m) Doubt bedroom. Fitted double wardrobe. Window to rear. Spotlighting. Radiator.

BEDROOM THREE

8' 8" x 7' 0" (2.65m x 2.15m) Ideal single bedroom or home office. Carpeted floor. Fitted wardrobe space over stairs. Window to front. Radiator.

BATHROOM

7' 9" x 5' 8" (2.38m x 1.74m) Modern suite fitted with Matt black accessories and comprising; bath tub with shower over & screen, wash basin & WC set in vanity unit. Vinyl flooring. Window to rear. Towel radiator. PVC Cladded walls.

TO THE FRONT

Well landscaped to offer parking for two vehicles. Path to side storage area and rear garden.

TO THE REAR

Recently landscaped to offer a low maintenance and level artificially turfed play area. New perimeter fence.

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

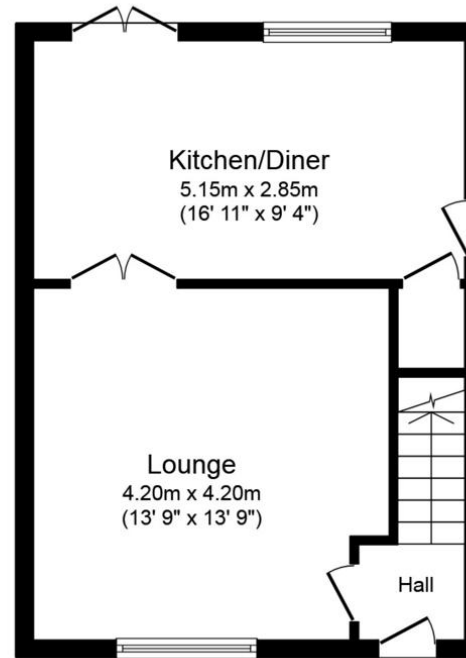
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CF82 7AP

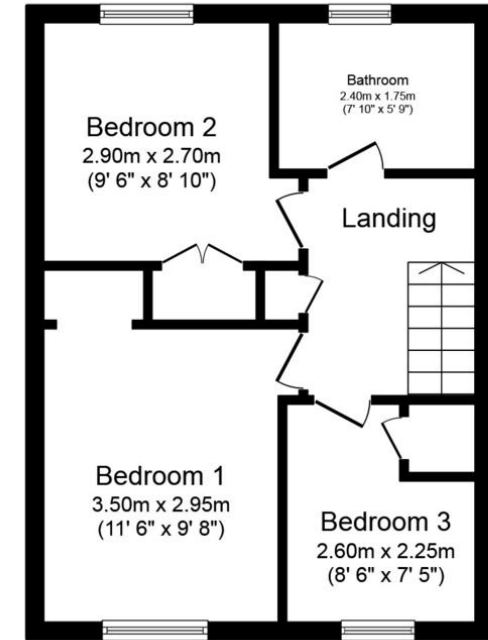
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Ground Floor



First Floor

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