

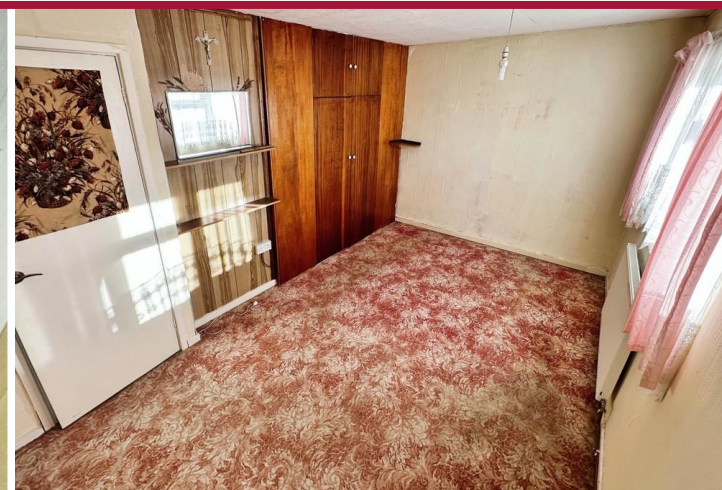


23 Mandeg | Trelewis | Treharris | CF46 6DF

NO ONWARD CHAIN * GREAT POTENTIAL TO IMPROVE * PRIVATE CUL-DE-SAC POSITION * THREE BEDROOMS * TWO RECEPTION ROOMS. A must see, attractively priced property, offering superb potential to improve!!

£100,000

- No chain
- Great potential
- Must be seen
- Good location
-



Property Description

PORCH

Door to hall.

KITCHEN

10' 4" x 7' 8" (3.15m x 2.35m) Great potential to improve and create open plan with living room. Window to side. Wall & base units with sink inset. Door to lounge.

LOUNGE

13' 5" x 8' 8" (4.10m x 2.65m) Window to rear. Carpeted floor. Radiator. Door to hall.

HALL

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

DINING ROOM

10' 5" x 10' 2" (3.20m x 3.10m) Good size second reception room or dining room. Ideal opportunity to create open plan

living. Window to front. Gas fire.

INNER HALL

Door to WC & kitchen and door to rear garden.

WC

4' 7" x 2' 9" (1.42m x 0.86m) Fitted with WC. Window to front.

TO THE FIRST FLOOR

BEDROOM ONE

13' 4" x 9' 0" (4.08m x 2.76m) Double bedroom. Fitted wardrobes. Window to front. Radiator. Cupboard housing, Combi boiler.

BEDROOM TWO

12' 7" x 8' 9" (3.85m x 2.68m) Double bedroom. Window to rear. Radiator

BEDROOM THREE

8' 7" x 7' 11" (2.62m x 2.42m) Single bedroom. Carpeted floor. Window to rear. Radiator.

SHOWER ROOM

8' 6" x 4' 7" (2.60m x 1.42m) Fitted with walk in shower, WC and wash base. Window to front.

TO THE OUTSIDE

TO THE FRONT

Courtyard area with path to side and garden.

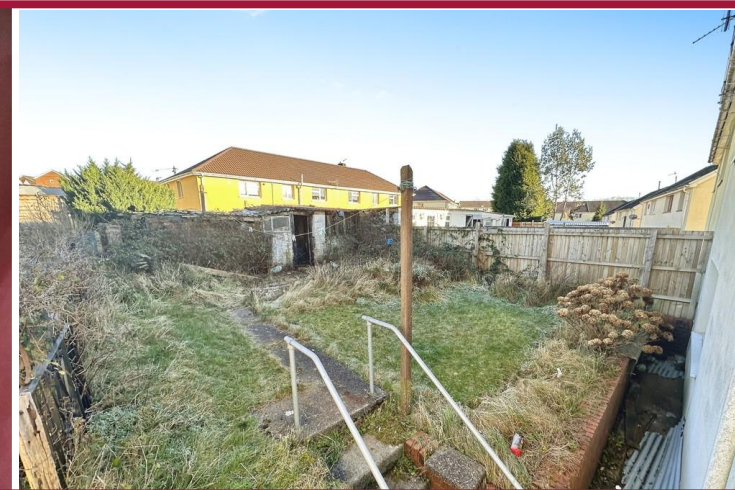
TO THE REAR

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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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