



7 Horner Street | Tir-y-berth | Hengoed | CF82 8AJ

EXCEPTIONALLY SPACIOUS HOME * WELL LANDSCAPED GARDEN * FOUR DOUBLE BEDROOMS * GREAT POTENTIAL IN ATTIC FOR A MASTER BEDROOM * TWO RECEPTION ROOMS * OPEN PLAN KITCHEN/DINER * UTILITY ROOM * GROUND FLOOR SHOWER ROOM. A simply must see home, in a convenient location for schools and commuting.

£210,000

- Four double bedrooms
- Two reception rooms
- Kitchen/diner
- Landscaped garden
- Utility room



Property Description

HALL

Stairs to first floor

LOUNGE

15' 5" x 11' 11" (4.72m x 3.64m) Beautiful lounge. Well decorated. Feature chimney breast with inset electric fire. Carpeted floor. Feature coving. Window to front. Radiator. Door to kitchen/diner.

PLAY/SITTING ROOM

14' 11" x 11' 5" (4.56m x 3.50m) Spacious room. Perfect for space a sitting room or play room! Carpeted floor. Window to front. Radiator. Door to kitchen/diner.

KITCHEN/DINER

20' 4" x 9' 3" (6.22m x 2.84m) Stylish kitchen with space for dining area. Integrated oven, hob & extractor. Sliding doors to rear garden. Radiator. Understairs storage. Door to shower

room.

SHOWER ROOM

6' 2" x 5' 2" (1.90m x 1.60m) Fitted with walk-in shower, WC & wash basin. Vinyl flooring. Towel radiator. Opening to utility room

UTILITY ROOM

6' 2" x 3' 7" (1.90m x 1.10m) Great space for stacked washing machine & dryer. Window to rear.

TO THE FIRST FLOOR

BEDROOM ONE

12' 11" x 11' 11" (3.94m x 3.64m) Large double bedroom. Carpeted floor. Window to front. Radiator. Door to make up room or ideal wardrobe space with window to front (1.28mx0.90m).

BEDROOM TWO

11' 6" x 11' 0" (3.53m x 3.36m) Large double bedroom. Carpeted floor. Window to front. Radiator.

BEDROOM THREE

13' 2" x 8' 5" (4.02m x 2.58m) Double bedroom. Carpeted floor. Window to rear. Radiator.

BEDROOM FOUR

8' 7" x 8' 3" (2.62m x 2.52m) Double bedroom. Carpeted floor. Window to rear. Radiator.

BATHROOM

7' 8" x 6' 2" (2.36m x 1.88m) Modern suite comprising; bath tub with shower over, WC & wash basin. Window to rear. Towel radiator. Spotlighting.

TO THE OUTSIDE

Beautifully landscaped rear garden, South facing. Made level

by the present owner and now offers a large patio seating area with artificially turfed area. Wooden shed to stay. Steps down to gate to rear lane.

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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