



LUCAS | ESTATES

Residential Sales | Lettings | Property Management



£130,000

EPC Rating 'TBC'

29 Queens Road  
Elliot's Town  
Caerphilly County Borough  
NP24 6NN  
NP24 6NN

NO ONWARD CHAIN \* TASTEFULLY RENOVATED FAMILY HOME \* TWO DOUBLE BEDROOMS \* AMAZING MASTER BEDROOM \* OPEN PLAN LIVING/DINING \* STYLISH KITCHEN \* MODERN BATHROOM \* LANDSCAPED REAR GARDEN. Must be seen, great first step on the property ladder for a first time buyer.



#### HALL

3' 11" x 2' 11" (1.20m x 0.90m)

Door to lounge/diner.

#### LOUNGE/DINER

21' 0" x 13' 10" (6.42m x 4.22m)

Stylish, open plan lounge/diner. Laminate flooring. Windows to front & rear. Two radiators. Stairs to first floor with under stairs storage. Door to kitchen

#### KITCHEN

8' 11" x 8' 1" (2.72m x 2.48m)

Stunning kitchen fitted with gloss wall & base units. Sleek work surfaces with inset sink & drainer. Integrated fridge/freezer, oven, microwave and washing machine. Tiled floor & splash backs. Window and door to side. Plinth heater. Door to bathroom.

#### BATHROOM

8' 1" x 4' 5" (2.48m x 1.35m)

Modern suite comprising; bath with electric shower over, WC & wash basin. Tiled floor & walls. Window to rear. Towel radiator.

#### TO THE FIRST FLOOR

#### BEDROOM ONE

13' 10" x 11' 3" (4.22m x 3.45m)

Beautiful and spacious main bedroom. Carpeted floor. Two windows to front. Radiator.

#### BEDROOM TWO

9' 3" x 8' 7" (2.82m x 2.62m)

Double bedroom. Carpeted floor. Window to rear. Radiator. Cupboard housing combi boiler.

#### TO THE OUTSIDE

#### TO THE FRONT

Forecourt area.

#### TO THE REAR

Well landscaped, tiered garden finished with multiple decked and patio seating areas. Nice outlook over the valley across the roofline.

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.

## Ystrad Mynach Office

22 Penalta Road  
Ystrad Mynach  
Hengoed  
Mid Glamorgan  
CF82 7AP

## Contact Us

[www.lucasstates.net](http://www.lucasstates.net)  
[info@lucasstates.net](mailto:info@lucasstates.net)  
01443 862862

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

