



LUCAS | ESTATES

Residential Sales | Lettings | Property Management



Offers In Excess Of £210,000

EPC Rating 'TBC'

14 Haulwen Road
Penpedairheol
Hengoed
CF82 8DA

NO CHAIN * STUNNING HOME * WELL CONVERTED LOFT ROOM * AWESOME SUMMER/GARDEN ROOM * STYLISH KITCHEN * OPEN PLAN LOUNGE/DINER * GENEROUSLY SIZED BEDROOMS. Situated in a quiet part of the village is this immaculate home, with no onward chain and many extra features!



HALL
10' 4" x 5' 11" (3.15m x 1.82m)

LOUNGE/DINER
26' 10" x 11' 9" (8.20m x 3.60m)
Large open plan lounge diner with bay window up the front. French doors to rear garden.

KITCHEN/BREAKFAST ROOM
12' 7" x 7' 11" (3.85m x 2.42m)
Fitted with mat black wall and base units. Wood effect Work surfaces over with breakfast bar with space for three stools. Integrated oven and hob with extractor over.

UTILITY ROOM
9' 2" x 6' 2" (2.80m x 1.90m)
Space and plumbing for washing machine and dryer. Additional units with work tops and sink.

WC
4' 9" x 3' 0" (1.46m x 0.92m)

TO THE FIRST FLOOR

BEDROOM ONE
12' 8" x 10' 1" (3.88m x 3.08m)
Double bedroom with beautiful full set of fit wardrobes with mirrored sliding doors

BEDROOM TWO
11' 3" x 10' 0" (3.45m x 3.05m)
Double bedroom.

BEDROOM THREE
8' 2" x 8' 0" (2.50m x 2.45m)

BATHROOM
8' 0" x 5' 6" (2.44m x 1.70m)

LOFT ROOM
18' 8" x 12' 11" (5.69m x 3.95m)
Access via drop-down ladder and loft hatch. Three Velux windows. Central heating radiator.

OUTSIDE THE PROPERTY

TO THE FRONT
Well landscaped front garden

TO THE REAR
Raised the deck in area, partly covered with artificial turf. Step down to a large garden room.

GARDEN ROOM
21' 9" x 14' 5" (6.65m x 4.40m)
Block construction with timber cladding, a great entertaining space!



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 Penallta Road
Ystrad Mynach
Hengoed
Mid Glamorgan
CF82 7AP

Contact Us

www.lucasstates.net
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

