



73 Pwll Yr Allt | Tir-y-berth | Hengoed | CF82 8FR

DOUBLE GARAGE * CORNER PLOT * PRIVATE SETTING * TWO RECEPTION ROOMS * FOUR DOUBLE BEDROOMS * MASTER ENSUITE * SPACIOUS KITCHEN * GENEROUS GARDEN. A perfect family home set on one of the best plots on Pwll-Yr-Allt, tucked away down a private drive of only 3 homes.

Offers In Excess Of £325,000

- Double garage
- Private setting
- Spacious home
- Popular area
- Master ensuite



Property Description

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HALL

Stairs to first floor. Doors to ground floor rooms.

LOUNGE

22' 5" x 10' 6" (6.84m x 3.22m) Spacious family lounge with patio doors to rear garden. Bay window to front.

RECEPTION ROOM

10' 0" x 9' 6" (3.05m x 2.92m) Great space for an office or playroom. Window to front.

KITCHEN

15' 0" x 9' 6" (4.58m x 2.92m) Good size kitchen, space for dining table. Great potential to create open plan living with reception room to the front! Door to utility room.

UTILITY ROOM

Additional work surface, sink & base units. Door to rear garden. Wall mounted boiler around 5 years old.

WC

Fitted with wash basin & WC.

TO THE FIRST FLOOR

BEDROOM ONE

13' 5" x 10' 10" (4.10m x 3.32m) Double bedroom. Door to ensuite.

ENSUITE

Perfect suite off the master bedroom fitted with shower, WC & wash basin. Window to front.

BEDROOM TWO

12' 1" x 9' 10" (3.70m x 3.00m) Generous second double bedroom.

BEDROOM THREE

9' 10" x 8' 11" (3.00m x 2.72m) Third double bedroom.

BEDROOM FOUR

10' 1" x 8' 8" (3.09m x 2.66m) Fourth potential double bedroom!

BATHROOM

7' 2" x 5' 6" (2.20m x 1.70m) Modern family suite comprising; bath tub with shower over, WC & wash basin. Window to rear.

TO THE OUTSIDE

Set on a large corner plot, and tucked away down a private road of only 3 homes.

TO THE FRONT

Driveway parking for 2-4 vehicles, with opportunity to create additional driveway space. Double garage accessed via remote control doors and side door access. Gate to rear garden

TO THE REAR

Great size and level family garden for the area, and south facing enjoying all day sun! Decked seating area.

TO THE SIDE

The grassed bank to the side is also included within the property boundary and could offer great opportunity to increase the rear garden 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.





Tenure

Freehold

Council Tax Band

Viewing Arrangements

Strictly by appointment

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