



## 13 Tyn-y-coed | Ystrad Mynach | Hengoed | CF82 7DD

NO ONWARD CHAIN \* NEWLY INSTALLED CARPETS \* REDECORATED THROUGHOUT \* GREAT VIEWS ACROSS VALLEY \* GENEROUS BEDROOMS \* VERSATILE LAYOUT \* PRIVATE CORNER PLOT \* CARPORT. Move-in and put your own stamp on this spacious bungalow!

£270,000

- Great views across valley
- No chain
- New carpets
- Redecorated
- Carport



## Property Description

### HALL

Gives access to ground floor rooms.

### LOUNGE

15' 1" x 14' 3" (4.61m x 4.36m) Spacious lounge with feature fireplace. Sliding patio doors to rear garden with fantastic views across the valley.

### KITCHEN

10' 10" x 10' 5" (3.31m x 3.18m) Fitted with lightwood units and newly installed works surfaces. Great potential to knock the utility room into this room to create a larger space.

### UTILITY ROOM

8' 1" x 2' 11" (2.48m x 0.90m) Door to rear garden

### BEDROOM ONE

12' 0" x 11' 5" (3.66m x 3.50m) Double bedroom

### BEDROOM TWO

12' 0" x 9' 6" (3.66m x 2.92m) Double bedroom

### BEDROOM THREE

16' 10" x 12' 11" (5.14m x 3.96m) Spacious bedroom with an array fitted wardrobes. Cupboard housing combination boiler.

### SHOWER ROOM

7' 10" x 4' 9" (2.40m x 1.46m) Fitted with nonslip flooring and an accessible shower, WC and wash basin

### TO THE OUTSIDE

Block paved front garden offering potential for further off road parking

### TO THE REAR

Carport area access from rear Lane

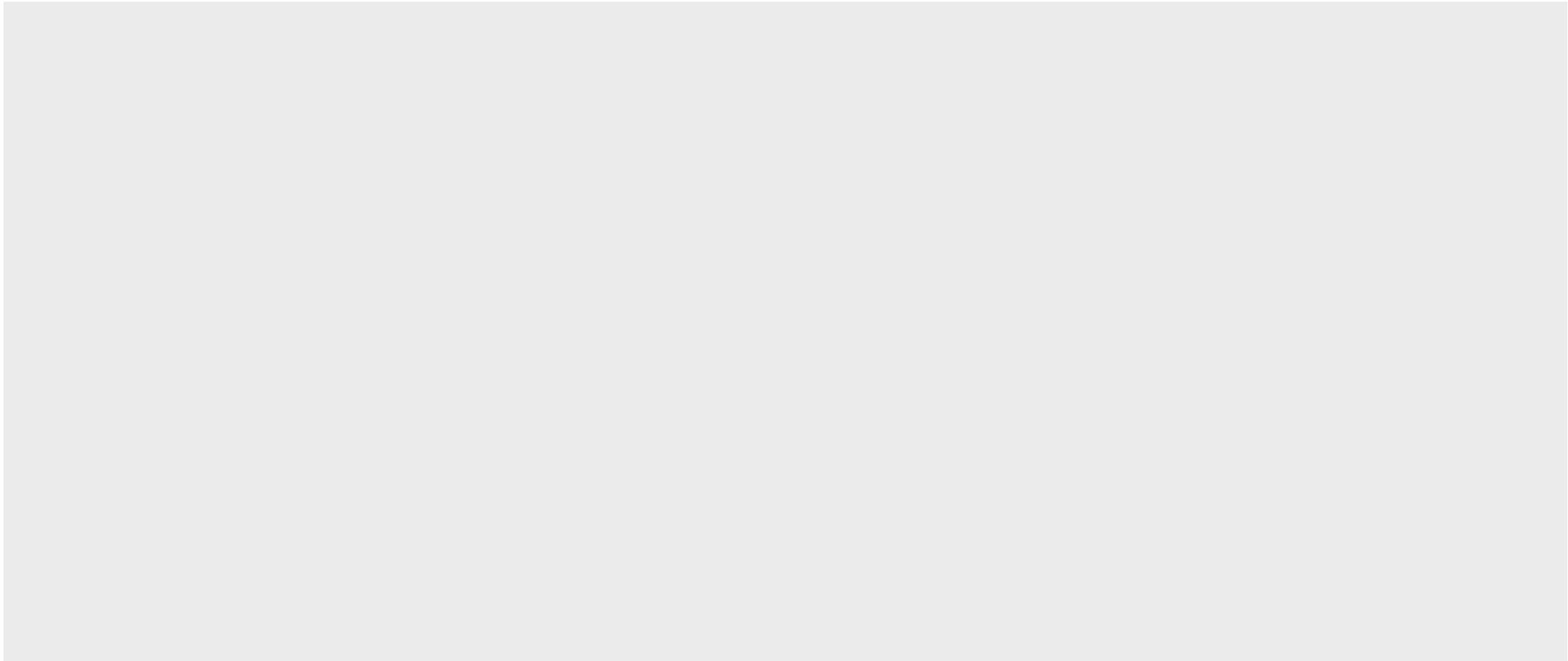
### TO THE SIDE

Lovely open view across the valley. Patio seating area and lawn.

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

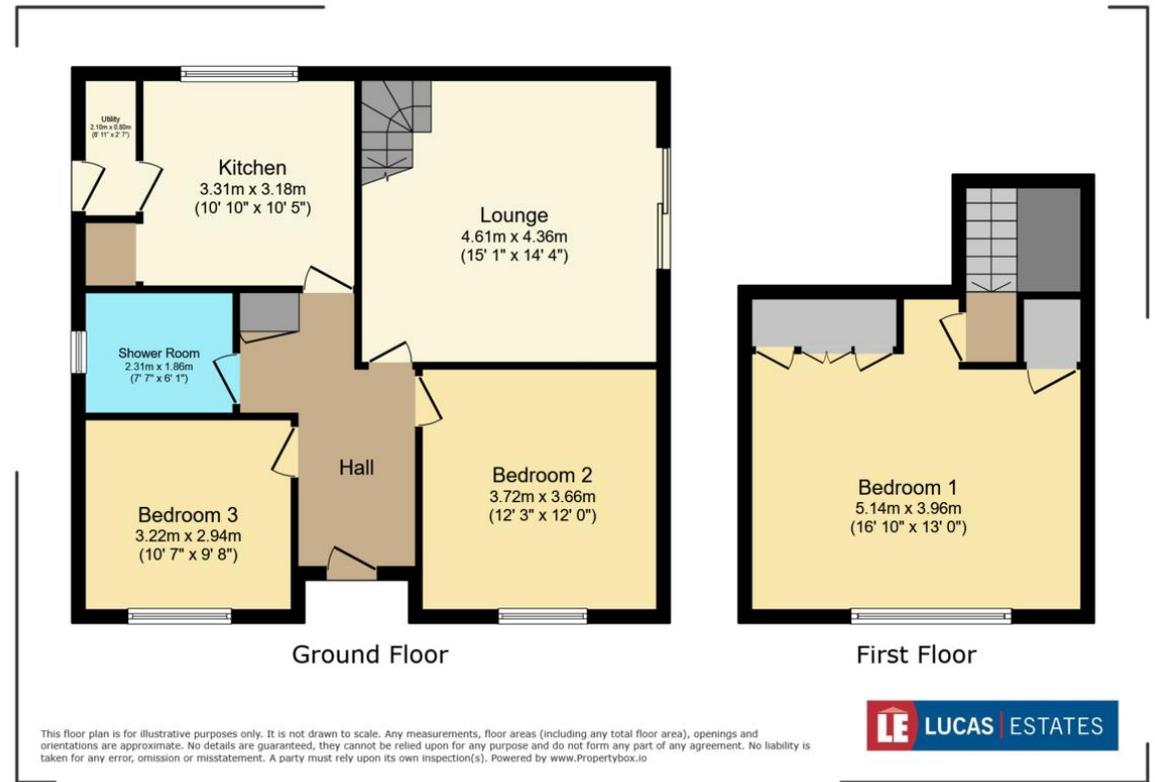
## Viewing Arrangements

Strictly by appointment

## Contact Details

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