



26 Cwm Calon Road | Penallta | Hengoed | CF82 6AU

BRILLIANT LOCATION IN CWM CALON * KITCHEN/DINER WITH APPLIANCES * UTILITY CUPBOARD * SPACIOUS LOUNGE
* EXCEPTIONAL MASTER BEDROOM WITH WARDROBES & ENSUITE * TWO FURTHER DOUBLE BEDROOMS * PRIVATE
GARDEN * DRIVEWAY FOR UPTO 3 VEHICLES. A well designed home, with a beautiful master bedroom.

Guide Price £260,000

- Brilliant master bedroom
- Master ensuite
- Kitchen/diner
- Utility cupboard
- Three vehicle driveway



Property Description

GUIDE PRICE

£260,000 - £270,000

HALL

Stairs to first floor. Door to kitchen/diner, lounge and WC. Understairs storage.

LOUNGE

15' 1" x 10' 3" (4.62m x 3.14m) Nicely sized lounge. Sliding doors to rear garden. Carpeted floor. Radiator.

KITCHEN/DINER

15' 5" x 8' 1" (4.72m x 2.48m) Stylish kitchen fitted with modern, contrasting wall & base units. Fridge/freezer, hob with extractor over, oven and microwave. Tiled floor. Dining space for 4 seater table Window to front. Radiator. Spotlighting.

WC

Fitted with WC & wash basin. Window to front. Radiator.

TO THE FIRST FLOOR

LANDING

Doors to three bedrooms and bathroom. Stairs to master bedroom.

BEDROOM TWO

11' 5" x 8' 6" (3.50m x 2.60m) Double bedroom. Fitted double bedroom. Carpeted floor. Window to front. Radiator.

BEDROOM THREE

12' 6" x 8' 6" (3.82m x 2.60m) Double bedroom. Carpeted floor. Window to rear. Radiator.

BEDROOM FOUR

6' 4" x 6' 2" (1.95m x 1.88m) Ideal fourth bedroom, office or

hobbies room. Carpeted floor. Window to front. Radiator.

BATHROOM

6' 5" x 6' 4" (1.96m x 1.95m) Modern suite comprising; bath tub with shower over, WC & wash basin. Vinyl flooring. Window to rear. Towel radiator.

MASTER BEDROOM

18' 9" x 9' 8" (5.72m x 2.95m) Beautifully sized master bedroom situated in the loft space. Fitted double wardrobe. Carpeted floor. Windows to front & rear. Two radiators. Door to ensuite.

ENSUITE

7' 1" x 6' 2" (2.16m x 1.88m) Suite comprising; walk-in shower, WC & wash basin. Vinyl flooring. Velux window to rear. Towel radiator. Cupboard housing boiler.

TO THE OUTSIDE

TO THE FRONT

Lovely position on the development overlooking a communal green. Driveway parking for 2-3 vehicles.

TO THE REAR

Low maintenance garden with patio and decked seating area. Gate to side driveway.

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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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