



## 2 Penallta Road | Ystrad Mynach | Hengoed | CF82 7BE

FANTASTIC POSITION IN THE HEART OF TOWN \* DECEPTIVELY SPACIOUS \* LARGE FAMILY LOUNGE \* KITCHEN/DINER  
\* THREE BEDROOMS \* BATHROOM \* OFF ROAD PARKING. A must see home for those looking for a newer build home that gives easy access to town's amenities.

## Offers In Excess Of £150,000

- Great location in town
- Spacious throughout
- Large lounge
- Kitchen/diner
- Off road parking



## Property Description

### HALL

12' 4" x 4' 0" (3.78m x 1.22m) Doors to lounge, kitchen/diner & WC.

### LOUNGE

13' 0" x 12' 6" (3.98m x 3.82m) Nicely sized family lounge. Laminate flooring. Two windows to rear. Radiator.

### KITCHEN/DINER

17' 0" x 12' 1" (5.20m x 3.70m) Deceptively spacious, modern kitchen with space for dining table. Fitted with shaker style wall & base units. Inset sink & drainer. Integrated oven, hob & extractor. Space and plumbing for washing machine & dishwasher. Wall mounted boiler. Window to front. Radiator. Door to front garden and under stairs cupboard.

### WC

7' 3" x 2' 10" (2.22m x 0.88m) Fitted with WC & wash basin.

Vinyl flooring. Radiator.

### TO THE FIRST FLOOR

Doors to three bedrooms, bathroom and storage cupboard.

### BEDROOM ONE

17' 0" x 9' 8" (5.20m x 2.96m) Spacious main bedroom. Carpeted floor. Two windows to rear. Radiator.

### BEDROOM TWO

12' 3" x 9' 0" (3.75m x 2.75m) Double bedroom. Carpeted floor. Window to front. Radiator.

### BEDROOM THREE

8' 2" x 8' 2" (2.51m x 2.49m) Comfortable single bedroom or ideal home office. Carpeted floor. Window to front. Radiator.

### BATHROOM

8' 8" x 5' 11" (2.66m x 1.82m) Modern family suite comprising;

bath tub with electric shower over, Wc & wash basin. Vinyl flooring. Towel radiator. Over stairs cupboard.

### TO THE OUTSIDE

### TO THE FRONT

Forecourt area

### TO THE REAR

Driveway parking for upto two vehicles or potential for a garden space. It is advised that viewers walk by the property to inspect prior to internal viewing.

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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