



£250,000

EPC Rating 'D'

17 Kestrel View  
Hengoed  
CF82 7LN

NO ONWARD CHAIN \* VIEWS TO REAR \* CORNER PLOT \* EXTENDED CONSERVATORY \* THREE BEDROOMS \* MODERN KITCHEN \* SPACIOUS LOUNGE \* DRIVEWAY PARKING WITH GARAGE. Must see one level bungalow occupying a desirable corner plot with fantastic views over the valley.



#### HALL

Door to lounge. Storage cupboard.

#### LOUNGE

16' 10" x 14' 5" (5.15m x 4.40m)  
Spacious family lounge. Large window to front.  
Carpeted floor. Radiator. Door to kitchen.

#### KITCHEN

10' 2" x 7' 3" (3.10m x 2.22m)  
Modern shaker style kitchen. Work surfaces with inset sink & drainer. Tiled splash backs. Space for freestanding cooker. Door & window to driveway.

#### INNER HALL

#### DOORS TO ALL THREE ROOMS

#### BEDROOM ONE

11' 11" x 10' 4" (3.65m x 3.15m)  
Double bedroom. Carpeted floor. Window to rear.  
Radiator.

#### BEDROOM TWO

11' 1" x 8' 5" (3.40m x 2.58m)  
Versatile room for a formal dining space or Double bedroom. Laminate floor. Radiator. Opening into conservatory.

#### CONSERVATORY

8' 11" x 7' 6" (2.74m x 2.30m)  
A lovely addition to the home with windows running the full perimeter of the room, allowing you to take in the fantastic outlook over the Valley. Door to garden.  
Laminate floor

#### BEDROOM THREE

7' 3" x 6' 10" (2.21m x 2.10m)  
Single bedroom. Laminate floor. Window side. Radiator.

#### SHOWER ROOM

8' 3" x 5' 3" (2.52m x 1.62m)  
Sweet comprises of large walk in shower, WC and wash basin. Fully tiled floor and walls. Radiator. Two windows to side.

#### TO THE OUTSIDE

SITUATED ON A GENEROUS CORNER PLOT IN AN ELEVATED POSITION, OFFERING FANTASTIC VIEWS ACROSS THE VALL

#### TO THE FRONT

Lawn area to the front

#### TO THE SIDES

Driveway parking for 2 to 3 vehicles leading to garage. Low maintenance garden area with well constructed raised planters.



#### TO THE REAR

Low maintenance, patio area, offering perfect seating space to enjoy the outlook across the valley

#### GARAGE

18' 5" x 9' 6" (5.62m x 2.92m)

Access via an up and over door. Currently converted into a hobby room with a door and window facing onto the rear garden. Laminate flooring. Plenty of power, points and light. Loft space for storage.

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.lucasestates.net](http://www.lucasestates.net)  
[info@lucasestates.net](mailto:info@lucasestates.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

