



19 Forest Avenue | Cefn Hengoed | Hengoed | CF82 7HY

STYLISH HOME * MODERN OPEN PLAN KITCHEN WITH DINING AREA AND BREAKFAST BAR * SPACIOUS LOUNGE * TWO CAR DRIVEWAY TO FRONT * THREE GOOD SIZE BEDROOMS * STYLISH BATHROOM * LOW MAINTENANCE GARDEN. Set in a quiet residential street is this perfect first home, move-in and double driveway parking!

£180,000

- Modern home
- Stylish kitchen
- Spacious lounge
- Move-in ready
- Double driveway



Property Description

HALL

Stairs to first floor. Door to lounge.

LOUNGE

14' 7" x 13' 4" (4.46m x 4.08m) Spacious lounge. Window to front. Carpeted floor. Radiator.

KITCHEN/DINER

16' 5" x 9' 9" (5.02m x 2.98m) Stylish and open plan kitchen/diner. Modern, white gloss units with work surfaces over. Breakfast peninsula with space for up to 4 stools. Integrated appliances; oven, hob with extractor. Space for washing machine. Tiled floor. French doors to rear garden. Window to rear. Door to side. Radiator. Under stairs storage cupboard housing combi boiler.

TO THE FIRST FLOOR

BEDROOM ONE

12' 11" x 8' 10" (3.95m x 2.71m) Double bedroom. Large alcove for wardrobes. Carpeted floor. Window to front. Radiator.

BEDROOM TWO

10' 4" x 9' 6" (3.15m x 2.92m) Double bedroom. Laminate flooring. Window to rear. Radiator.

BEDROOM THREE

10' 1" x 7' 3" (3.08m x 2.22m) Single bedroom or perfect home office. Laminate flooring. Window to front. Radiator. Cupboard over stairs.

BATHROOM

6' 8" x 5' 5" (2.05m x 1.66m) Modern family suite comprising; bath tub with electric shower, WC & wash basin. Laminate flooring. Tiled splash backs. Window to rear. Towel radiator.

TO THE OUTSIDE

To the front

Double driveway parking for two side by side vehicles!

To the rear

Ground level patio seating area with green shed to stay. Step up to additional seating area and former hardstand accessible from the rear lane, but now fenced off.

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