



## 15 Winding Wheel Lane | Penallta | Hengoed | CF82 6AL

NO ONWARD CHAIN \* SPACIOUS TWO STOREY APARTMENT \* SET IN GRADE II LISTED BUILDING \* MASTER ENSUITE \* FAMILY BATHROOM \* FULLY INTEGRATED KITCHEN \* SPACIOUS LOUNGE \* ALLOCATED PARKING. Must be seen apartment set at this historic site just off Ystrad Mynach.

£140,000

- No chain
- Grade II listed building
- Master ensuite
- Allocated parking
-



## Property Description

### HALL

Stairs to first floor. Doors to lounge, kitchen and WC

### LOUNGE

16' 7" x 12' 0" (5.08m x 3.67m) Spacious lounge. Window to front. Carpeted floor. Radiator. Under stairs cupboard housing boiler.

### KITCHEN/DINER

16' 7" x 10' 0" (5.08m x 3.06m) Open plan kitchen/diner. Fitted with white wall & base units. Work surfaces over with sink & drainer. Fully integrated with appliances. Window to front. Radiator.

### WC

Fitted with WC, wash basin and radiator.

### TO THE FIRST FLOOR

### BEDROOM ONE

16' 7" x 12' 0" (5.08m x 3.67m) Spacious master bedroom. Carpeted floor. Window to front. Radiator. Door to ensuite.

### ENSUITE

6' 6" x 4' 7" (2.0m x 1.40m) Suite comprising; walk-in shower, WC & wash basin. Radiator.

### BEDROOM TWO

16' 7" x 10' 0" (5.08m x 3.06m) Large double bedroom. Carpeted floor. Window to front. Radiator.

### BATHROOM

6' 7" x 6' 0" (2.02m x 1.85m) Fitted with bath tub, WC & wash basin. Radiator.

Allocated and visitors parking outside.

Leasehold approx 970 years remaining.

Ground rent £1 per annum

Service charges (Paula what is it?)

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

22 Penallta Road

Ystrad Mynach

Hengoed

Mid Glamorgan

CF82 7AP

[www.lucasesstates.net](http://www.lucasesstates.net)

[info@lucasesstates.net](mailto:info@lucasesstates.net)

01443 862862

%epcGraph\_c\_1\_349%

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