



## 44 Penybryn Terrace | Penybryn | Hengoed | CF82 7GG

NO ONWARD CHAIN \* SPACIOUS HOME \* CONSERVATORY \* UTILITY ROOM \* SPACIOUS LOUNGE \* KITCHEN/DINER \* THREE BEDROOMS \* LARGE GARDEN \* BRILLIANT OFF ROAD PARKING. Put your stamp on this spacious family home with fantastic views across the valley!

£160,000

- No chain
- Spacious home
- Large driveway
- Conservatory
- Three bedrooms





## Property Description

### UTILITY ROOM

14' 3" x 6' 8" (4.36m x 2.04m) Door from rear garden. Additional work surfaces and space for utilities. Door to kitchen.

### LOUNGE

18' 2" x 11' 0" (5.56m x 3.36m) Spacious main lounge. Feature fireplace. Carpeted floor. Door to hall. Sliding doors to conservatory.

### KITCHEN

17' 5" x 12' 11" (5.33m x 3.95m) Open plan kitchen/diner. Fitted with shaker style wall & base units. Window to rear with brilliant outlook across valley to front. Radiator.

### CONSERVATORY

14' 7" x 10' 7" (4.45m x 3.25m) Large additional living space. Door to rear garden. Radiator.

### TO THE FIRST FLOOR

#### LANDING

#### BEDROOM ONE

13' 1" x 11' 0" (4.01m x 3.36m) Double bedroom. Carpeted floor. Window to rear. Radiator.

#### BEDROOM TWO

10' 11" x 9' 4" (3.34m x 2.86m) Double bedroom. Carpeted floor. Window to rear with great view over valley. Radiator.

#### BEDROOM THREE

8' 4" x 8' 2" (2.56m x 2.50m) Single bedroom. Carpeted floor. Window to front. Radiator. Combi boiler on wall.

#### BATHROOM

7' 1" x 5' 6" (2.16m x 1.70m) Comprising; bath tub with

shower over, WC & wash basin. Window to side. Radiator.

### TO THE FRONT

Brilliant plot with parking for 4-5 vehicles. Gate to rear garden.

### TO THE REAR

Large garden offering superb potential to landscape and a brilliant outlook across the valley.

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

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