



38 Y Ffordd Wen | Aberbargoed | Bargoed | CF81 9EE

SPACIOUS FAMILY HOME * STYLISH AND OPEN PLAN KITCHEN/DINER * DINING ROOM/OFFICE/PLAYROOM * FOUR DOUBLE BEDROOMS * MASTER ENSUITE & FITTED WARDROBES * DRIVEWAY PARKING AND GARAGE * WESTERLY FACING GARDEN. A must see home, well maintained by the present owner!

Offers In Excess Of £290,000

- Four double bedroom
- Master ensuite & wardrobes
- Garage & driveway
- Spacious lounge
- Stunning kitchen/diner



Property Description

HALL

13' 5" x 6' 5" (4.10m x 1.96m) Stairs to first floor. Doors to all rooms. Radiator.

LOUNGE

15' 5" x 12' 8" (4.70m x 3.88m) Spacious family lounge. Wood flooring. Window to front. Radiator. Double doors to kitchen/diner.

KITCHEN/DINER

26' 6" x 10' 7" (8.10m x 3.25m) Stylishly updated by the present owners with gloss wall & base units. Integrated appliances; fridge/freezer, double oven, hob with extractor over and dishwasher. Work surfaces over with inset sink & drainer. Tiled floor. Spotlighting. Good size space for dining table. Window and French doors to rear garden. Two radiators.

DINING ROOM/OFFICE

10' 7" x 6' 10" (3.24m x 2.10m) Nicely sized and versatile room. Wood flooring. Window to front. Radiator.

WC

Fitted with WC & wash basin. Radiator.

TO THE FIRST FLOOR

BEDROOM ONE

12' 10" x 12' 4" (3.92m x 3.77m) Double bedroom. Fitted with two double wardrobes. Carpeted floor. Radiator. Window to front. Door to ensuite.

ENSUITE

6' 5" x 5' 6" (1.96m x 1.68m) Modern suite comprises; walk-in shower, WC & wash basin. Tiled floor & splash backs. Window to front. Radiator.

BEDROOM TWO

13' 10" x 10' 1" (4.24m x 3.08m) Double bedroom. Carpeted floor. Window to front. Radiator.

BEDROOM THREE

11' 3" x 10' 3" (3.43m x 3.14m) Double bedroom. Carpeted floor. Window to rear. Radiator.

BEDROOM FOUR

12' 9" x 9' 0" (3.90m x 2.76m) Double bedroom. Laminate flooring. Window to rear. Radiator.

BATHROOM

6' 8" x 6' 2" (2.05m x 1.90m) Suite comprising; bath tub with waterfall shower over, WC & wash basin. Vinyl flooring. Window to reset. Radiator.

TO THE OUTSIDE

TO THE FRONT

Driveway for two vehicles leading to garage.

TO THE REAR

Brilliant family garden, westerly facing! Step out onto patio seating area leading to sloping lawn. Gate to driveway.

GARAGE

20' 0" x 10' 4" (6.10m x 3.16m) Great size single garage.

Power & light.

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

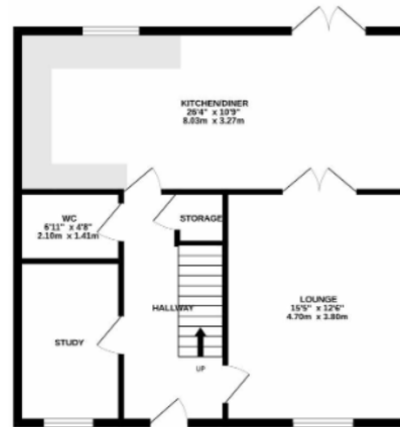
Strictly by appointment

Contact Details

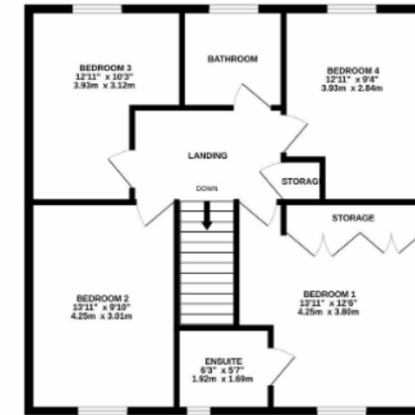
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GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



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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 and 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.