



## 18 Trem Yr Efail | Ystrad Mynach | Hengoed | CF82 7FL

UNIQUE TWO BEDROOM HOME \* TWO GENEROUS DOUBLE BEDROOMS \* MASTER ENSUITE \* FITTED WARDROBES \* EXCELLENT LOCATION ON THE DEVELOPMENT \* SPACIOUS LOUNGE \* CONSERVATORY \* GARAGE & DRIVEWAY SPACE. A simply must see two bedroom, only few built of its design providing more space than the average!

## Offers In Excess Of £180,000

- Unique
- Two double bedrooms
- Master ensuite
- Fitted wardrobes
- Garage & Driveway





## Property Description

### HALL

5' 8" x 4' 9" (1.75m x 1.45m) Archway to kitchen. Door to utility room/WC. Radiator.

### UTILITY ROOM/WC

4' 6" x 3' 5" (1.38m x 1.05m) Formerly a WC with toilet & wash basin that could be converted back. Currently used as a utility/store room with plumbing for washing machine.

### KITCHEN

9' 2" x 8' 2" (2.80m x 2.50m) Well updated by the present Owner with stylish wall & base units. Wood block work surfaces with inset sink & drainer. Integrated oven, hob & extractor. Tiled splash backs. Laminate flooring. Window to front with an outlook down the street and across the valley. Archway to lounge.

### LOUNGE

15' 5" x 11' 9" (4.70m x 3.60m) Nicely sized formal lounge. Open plan with kitchen. Wood flooring. Stairs to first floor. Two radiators. French doors to conservatory.

### CONSERVATORY

11' 0" x 9' 8" (3.36m x 2.96m) A brilliant addition to this home to offer an additional living/dining space. French doors to rear garden. Radiator.

### TO THE FIRST FLOOR

#### LANDING

Doors to two bedrooms, bathroom and cupboard housing combi boiler.

#### BEDROOM ONE

12' 11" x 11' 6" (3.96m x 3.52m) Spacious main bedroom. Fitted double wardrobe. Carpeted floor. Windows to front & rear. Radiator. Door to ensuite.

### ENSUITE

5' 10" x 5' 2" (1.78m x 1.60m) Modern suite comprising; walk-in corner shower, WC & wash Basin. Vinyl flooring. Radiator.

### BEDROOM TWO

13' 2" x 8' 8" (4.03m x 2.65m) Double bedroom. Fitted double wardrobe. Vinyl flooring. Window to rear. Radiator.

### BATHROOM

6' 5" x 5' 6" (1.98m x 1.68m) Suite comprises; bath tub, WC and wash basin. Vinyl flooring. Window to front. Radiator.

### TO THE FRONT

Maybe the best outlook on the development at the highest point enjoying a fantastic outlook across the valley.

### TO THE REAR

Private garden with patio and decked seating areas. Lawn

area. Peaceful sound of a stream running behind the property.

#### PARKING

Single garage situated under coach house to rear with driveway parking space in front.

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

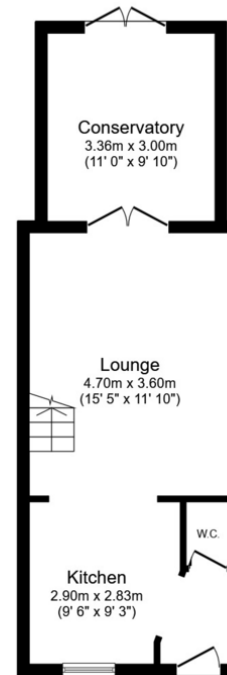
## Viewing Arrangements

Strictly by appointment

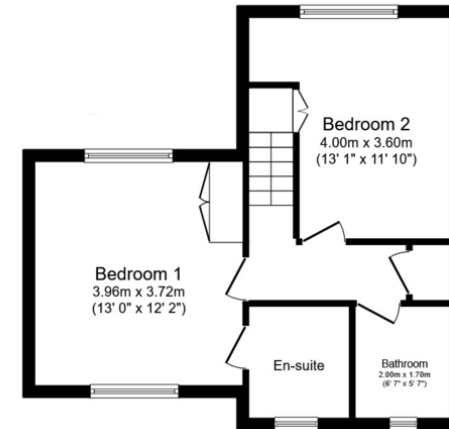
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**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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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