



## 55 Pwll Yr Allt | Tir-y-berth | Hengoed | CF82 8FR

PERFECT FIRST HOME \* TWO SPACIOUS BEDROOMS \* FITTED WARDROBES IN MASTER BEDROOM \* KITCHEN/DINER \* GOOD SIZE LOUNGE \* WC \* TWO PARKING SPACES TO FRONT \* WALK TO TRAIN STATION. Perfect first time buy set on a very popular family estate within walking distance of Pengam Train station

£160,000

- Perfect first home
- Walk to train
- Spacious bedrooms
- Fitted wardrobes
- Kitchen/diner



## Property Description

### HALL

5' 6" x 3' 4" (1.68m x 1.02m) Doors to lounge & WC. Great space for shoe and coat storage. Radiator.

### WC

5' 6" x 2' 9" (1.68m x 0.86m) Fitted with WC & wash basin. Window to front. Radiator.

### LOUNGE

14' 3" x 13' 3" (4.35m x 4.05m) Nicely sized family lounge. Feature fireplace with inset electric fire. Carpeted floor. Stairs to first floor. Window to front. Radiator. Doors to kitchen/diner and understairs cupboard.

### KITCHEN/DINER

14' 3" x 8' 10" (4.35m x 2.70m) Fitted with shaker style wall & base units. Work surfaces with inset sink & drainer. Integrated oven, hob & extractor. Plumbing for washing machine. Tiled

splash backs. French doors and window to rear. Radiator.

### TO THE FIRST FLOOR

#### BEDROOM ONE

14' 3" x 11' 3" (4.35m x 3.45m) Spacious main bedroom fitted with two sets of mirrored, double wardrobes and a set of triple wardrobes. Carpeted floor. Window to front. Radiator. Cupboard housing hot water cylinder.

#### BEDROOM TWO

10' 0" x 7' 9" (3.06m x 2.38m) Double bedroom. Carpeted floor. Window to rear. Radiator.

#### BATHROOM

6' 9" x 6' 2" (2.06m x 1.90m) Modern suite fitted with; bath tub with shower over, WC & wash basin. Vinyl flooring. Tiled splash backs. Window to rear. Radiator.

### TO THE FRONT

Driveway parking for 2 vehicles (middle of row).

### TO THE REAR

Step out onto patio seating area. Gate leading onto lawn. Gate to rear lane.

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

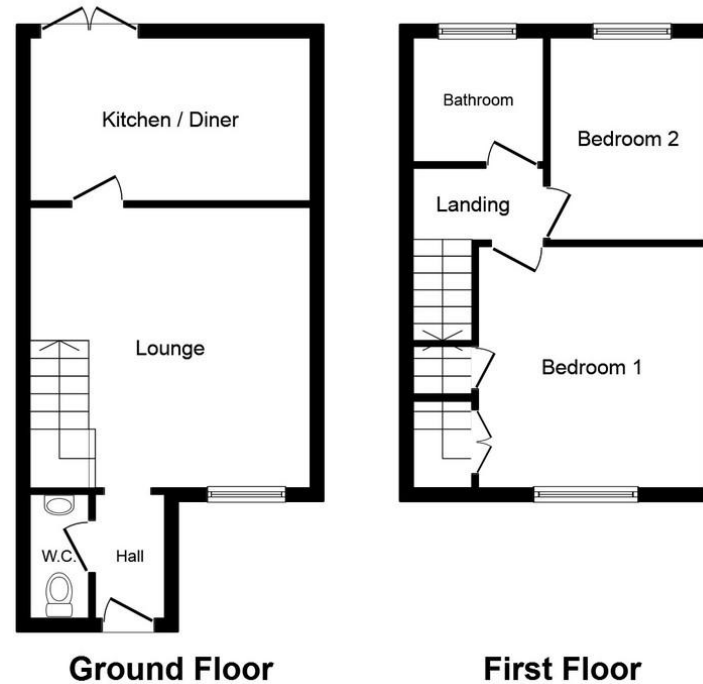
## Viewing Arrangements

Strictly by appointment

## Contact Details

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



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