



£190,000

EPC Rating 'C'

7 Cae Ffynnon  
Penybryn  
Hengoed  
CF82 7GR

NO ONWARD CHAIN \* SMALL, PRIVATE DEVELOPMENT \* DOUBLE  
DRIVEWAY PARKING \* GREAT LAYOUT WITH KITCHEN/DINER \*  
SPACIOUS LOUNGE \* FITTED WARDROBES \* PRIVATE GARDEN TO  
REAR \* FANTASTIC POTENTIAL TO MODERNISE. Get on the ladder and  
make this home your own!



#### HALL

Stairs to first floor. Door to lounge

#### LOUNGE

15' 7" x 11' 11" (4.76m x 3.65m)

Nicely size family lounge. Carpeted floor. Window to front. Doors to kitchen/diner and storage cupboard. Radiator

#### KITCHEN/DINER

15' 0" x 8' 7" (4.58m x 2.63m)

Fitted with light wood wall and base units. Matching work surfaces over with insect sink and drainer. Vinyl flooring. Integrated oven and hob. Sliding patio doors to rear garden. Wall mounted Combi boiler. Space for dining table. Radiator.



#### TO THE FIRST FLOOR

#### BEDROOM ONE

13' 6" x 8' 1" (4.13m x 2.48m)

Double bedroom. Carpeted floor. For wardrobe. Window to front. Radiator

#### BEDROOM TWO

9' 8" x 8' 1" (2.95m x 2.48m)

Double bedroom. Fitted wardrobe with sliding mirrored doors. Carpeted floor. Window to rear. Radiator

#### BEDROOM THREE

9' 1" x 6' 8" (2.78m x 2.04m)

Small, single bedroom or office space. Overstairs cupboard. Carpeted floor. Window to front. Radiator.



#### BATHROOM

6' 6" x 6' 3" (2.00m x 1.91m)

Sweet to comprising bathtub, WC and wash basin. Window to rear. Tile splashback. Radiator



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.

## Ystrad Mynach Office

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## Contact Us

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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 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

