



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

GREAT POSITION ON DEVELOPMENT \* GARAGE & DRIVEWAY PARKING \* SPACIOUS LOUNGE \* GROUND FLOOR WC \* TWO DOUBLE BEDROOMS \* FIRST FLOOR BATHROOM \* LOW MAINTENANCE GARDEN \* SHED AND SUMMER HOUSE TO STAY. Perfect first step on the ladder or downsizing home with the benefit of a garage!

£170,000

- Great location
- Two double bedrooms
- Generous lounge
- Garage & driveway
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## Property Description

### HALL

Doors to lounge & WC. Radiator.

### LOUNGE

16' 4" x 11' 9" (5.00m x 3.60m) Nicely size lounge with space for a dining table. Feature fireplace with inset bioethanol fire. French doors to rear garden. Carpeted floor. Two radiators. Stairs to first floor.

### KITCHEN

8' 2" x 8' 0" (2.50m x 2.45m) Fitted with wall & base units. Work surfaces with inset sink & drainer. Integrated oven, hob & extractor. Plumbing for washing machine. Window to front. Wall mounted boiler.

### WC

4' 7" x 2' 9" (1.40m x 0.85m) Fitted with WC & wash basin. Radiator.

### TO THE FIRST FLOOR

#### BEDROOM ONE

11' 8" x 9' 9" (3.58m x 2.99m) Double bedroom. Fitted double wardrobe. Window to rear with view over train line and farmland. Radiator.

#### BEDROOM TWO

10' 9" x 6' 9" (3.30m x 2.08m) Double bedroom. Carpeted floor. Window to front. Radiator. Single wardrobe.

#### BATHROOM

7' 9" x 4' 9" (2.38m x 1.46m) Suite fitted with; bath tub & shower over, WC & wash basin. Laminate flooring. Window to front. Radiator.

### TO THE OUTSIDE

### TO THE FRONT

Forecourt area

### TO THE REAR

Low maintenance garden with patio seating area. One timber shed and one summer house to stay. Lovely view over the train line and farmland.

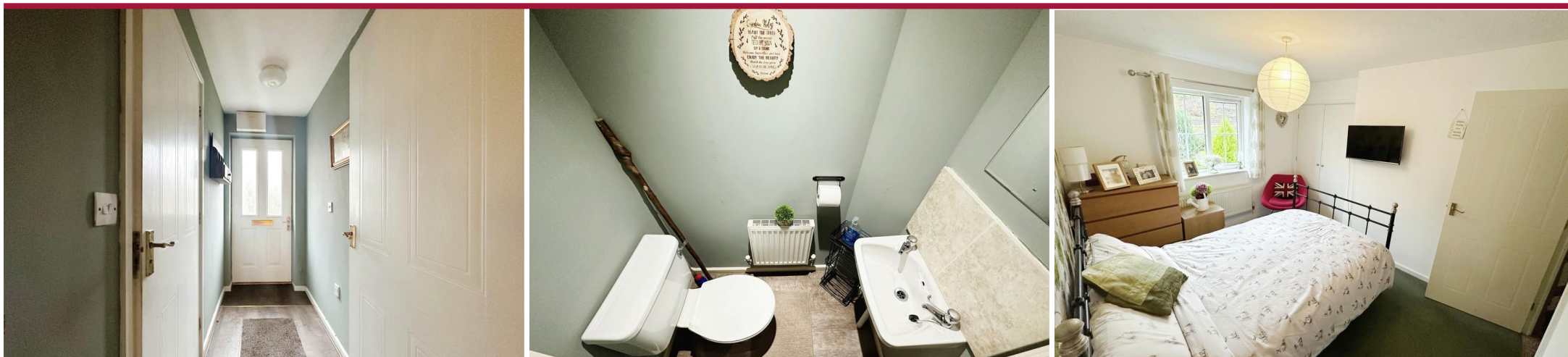
Single garage and driveway space just a short walk situated under the coach house behind.

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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