



## 15 Dragon Way | Penallta | Hengoed | CF82 6GT

NO ONWARD CHAIN \* VERSATILE FAMILY HOME SET OVER THREE FLOORS \* POTENTIAL FIVE BEDROOMS \* MASTER ENSUITE \* TWO LOUNGES \* LOW MAINTENANCE GARDEN. Set on the picturesque square within Cwm Calon is this spacious family home, no onward chain.

## Offers In Excess Of £230,000

- Three storey town house
- No chain
- Potential five bedrooms
- Low maintenance garden
- Cwm Calon



## Property Description

Ent via wood/PVC composite door through to hallway giving access to stairway, cloakroom, family room and kitchen.

### FAMILY ROOM/BEDROOM FIVE

9' 10" x 9' 10" (3m x 3m) White wood panel door, emulsion walls & ceiling, UPVC window to front, light fitting, wall mounted radiator, white wood panel door to under stair storage.

### CLOAKROOM

White wood panel door, emulsion walls, wall mounted radiator, wall mounted white sink and pedestal with tile surround and white low level W/C.

### KITCHEN/DINER

14' 5" x 9' 10" (4.4m x 3.0m) Modern kitchen with base and raised units and wood effect roll top worktops with integrated hob. Space for washing machine, integrated oven and grill,

and integrated dishwasher. Extractor fan, Stainless steel sink, drainer and mixer tap. UPVC window to rear, emulsion walls and ceiling, UPVC patio doors to the garden, wall mounted radiator and 2 light pendants.

### STAIRWAY/LANDING

Emulsion walls & ceilings with light fittings and white wood banister, gives access to the first floor landing, lounge, airing cupboard, and master bedroom.

### LOUNGE

14' 5" x 9' 10" (4.4m x 3.0m) White wood panel door, laminate flooring, emulsion walls with 1 wallpapered, emulsion ceiling, two UPVC windows to rear, wall mounted radiator.

### MASTER BEDROOM

14' 5" x 9' 10" (4.4m x 3.0m) White wood panel door, emulsion walls & ceiling with 1 wallpapered, 2 UPVC windows to the front, White wood panel door allowing access to the en

suite.

### EN SUITE

Emulsion walls, 2 piece white bathroom suite comprising of sink, pedestal and low level W/C. Tiled shower cubicle with Perspex shower door.

### FIRST FLOOR STAIRWAY

Emulsion walls and ceiling with light fitting with white wood banister, gives access to second floor landing, 3 bedrooms, and family bathroom.

### FAMILY BATHROOM

5' 6" x 6' 10" (1.7m x 2.1m) Emulsion walls, part tiled, emulsion ceiling, 3 piece white bathroom suite comprising sink/pedestal, low level W/C and bath all with chrome furniture, wall mounted radiator and light fitting also present.

### BEDROOM 2

14' 5" x 9' 10" (4.4m x 3.0m) Emulsion walls & ceiling, 2 UPVC windows to front, wall mounted radiator and light fitting.

#### BEDROOM 3

6' 11" x 9' 10" (2.12m x 3.00m) Emulsion walls & ceiling, UPVC window to rear, wall mounted radiator and light fitting.

#### BEDROOM 4

9' 10" x 7' 2" (3.0m x 2.2m) Emulsion walls & ceiling, UPVC window to the rear, wall mounted radiator and light fitting present.

#### TO THE OUTSIDE

#### TO THE FRONT

Small shrub area and paving to front door.

#### TO THE REAR

Fenced garden: Stepped decked area on one side with

gravelled area to the other and paved pathway to rear gate.

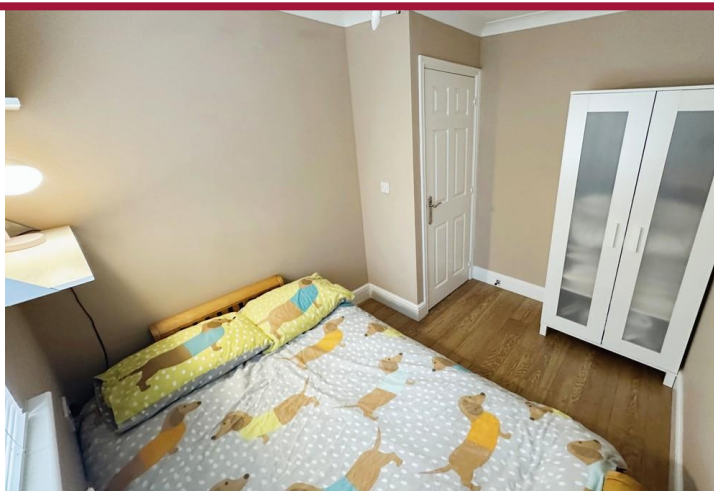
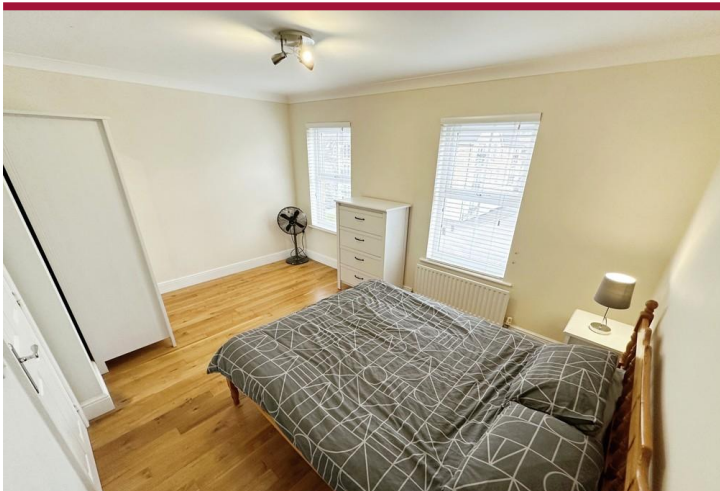
#### PARKING

2 allocated parking spaces

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

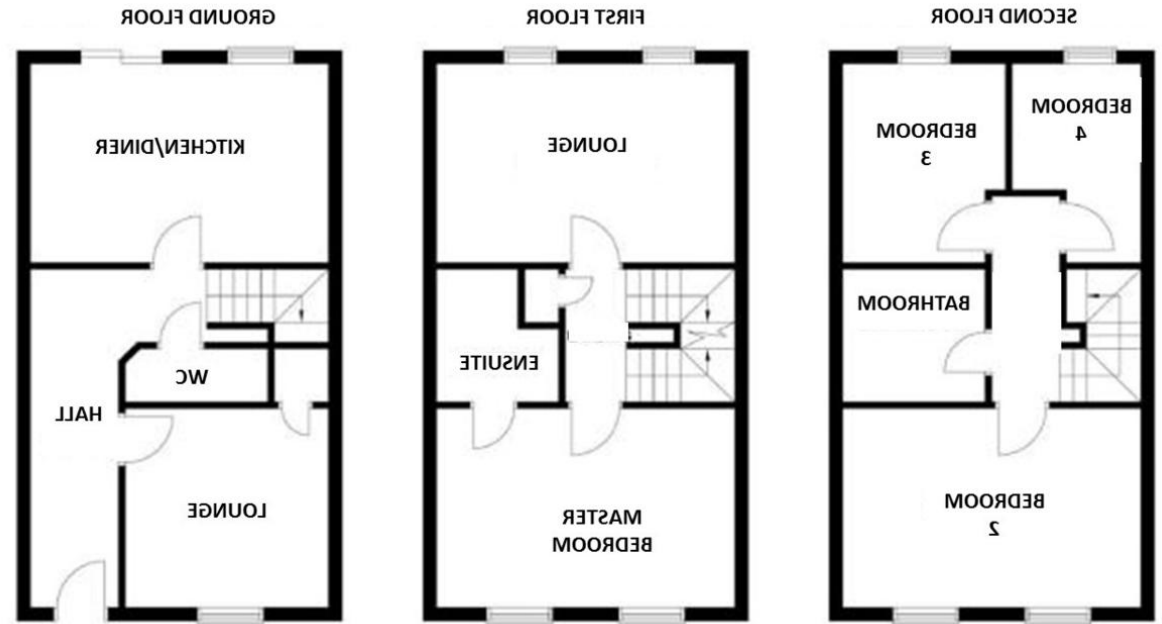
## Viewing Arrangements

Strictly by appointment

## Contact Details

22 Penallta Road  
Ystrad Mynach  
Hengoed  
Mid Glamorgan  
CF82 7AP

[www.lucasesstates.net](http://www.lucasesstates.net)  
[info@lucasesstates.net](mailto:info@lucasesstates.net)  
01443 862862



%epcGraph\_c\_1\_349%

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