



1 Clos Mynach | Bryn Siriol | Hengoed | CF82 7TD

IMPRESSIVE CORNER PLOT * GARAGE & DRIVEWAY * STYLISH KITCHEN UPDATED IN 2021 * TWO DOUBLE BEDROOMS WITH FITTED WARDROBES * SPACIOUS FAMILY LOUNGE * PORCH * SIDE GARDEN OFFERING GREAT POTENTIAL. A perfect two bedroom, starter or downsizing home on a generous corner plot.

Guide Price £180,000

- Corner plot
- Two double bedrooms
- Fitted wardrobes
- Stylish kitchen in 2021
- Garage & driveway



Property Description

GUIDE PRICE

£180,000 - £185,000

PORCH

4' 0" x 3' 4" (1.22m x 1.03m) Handy space for shoe and coat storage. Door to lounge.

LOUNGE

15' 6" x 11' 11" (4.74m x 3.64m) Cosy family lounge. Feature fireplace with electric fire. Stairs to first floor. Laminate flooring. Radiator. Door to kitchen/diner.

KITCHEN/DINER

11' 11" x 9' 3" (3.64m x 2.82m) Stylish kitchen fitted in 2021 with modern navy units. Work surfaces over with inset sink & drainer. Integrated oven, hob & extractor. Space for dishwasher and two under counter space for base fridge & freezer. Vinyl laminate flooring. Tile splash backs. Window and

french doors to rear garden. Radiator. Space for small dining table.

TO THE FIRST FLOOR

BEDROOM ONE

11' 11" x 9' 3" (3.64m x 2.82m) Generous double bedroom. Fitted wardrobes and over bed units. Matching dressing table. Carpeted floor. Window to rear. Radiator.

BEDROOM TWO

11' 11" x 7' 1" (3.64m x 2.18m) Double bedroom. Carpeted floor. Fitted double wardrobe. Window to front. Radiator.

BATHROOM

8' 9" x 4' 7" (2.68m x 1.40m) Modern suite fitted with; bath tub with electric shower over, WC & wash basin set in vanity units. Tiled floor & walls. Window to side. Towel radiator. Cupboards over stairs housing combi boiler and storage space.

TO THE OUTSIDE

Positioned on a very generous corner plot offering great scope for home extension or creating additional parking space.

TO THE FRONT & SIDE

Large side lawn offering fantastic potential. Front lawn area. Driveway parking for two vehicles leading to garage.

TO THE REAR

Low maintenance and private garden with a well planted border. Laid with patio slabs for a generous seating area. South westerly facing.

GARAGE

18' 2" x 9' 1" (5.55m x 2.78m) Good size single garage accessed via up & over door. Door to rear garden. Loft rafters storage. Power & light.

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

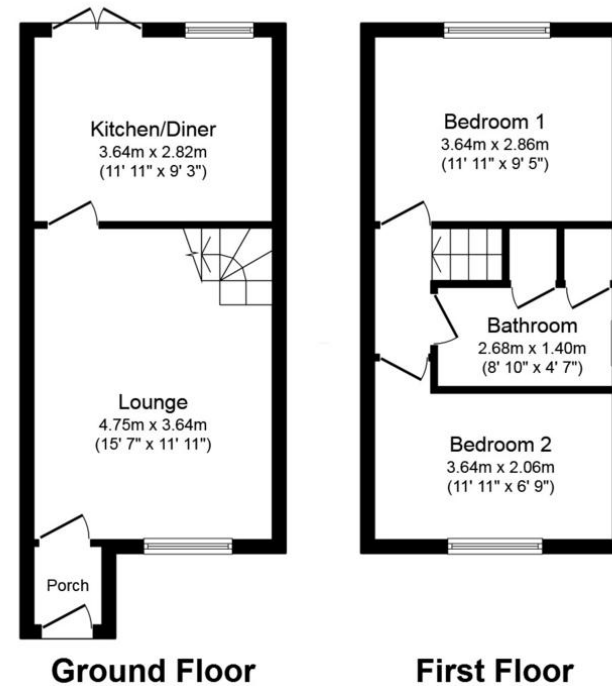
Viewing Arrangements

Strictly by appointment

Contact Details

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Total floor area 57.2 m² (616 sq.ft.) approx

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