



Asking Price Of £165,000

EPC Rating 'D'

18 Penybont
Penpedairheol
Hengoed
CF82 8HD



HALL

Stairs to first floor. Door to lounge.

LOUNGE

14' 9" x 10' 5" (4.50m x 3.20m)

Modern lounge with bow window to front. Laminate flooring. Radiator. Door to kitchen.

KITCHEN

13' 9" x 6' 8" (4.20m x 2.05m)

Fitted with a stylish gloss kitchen. Shimmer effect work surfaces with inset sink & drainer. Integrated oven hob & extractor. Two seater breakfast bar. Door and two windows to rear. Understairs storage. Radiator

TO THE FIRST FLOOR

BEDROOM ONE

13' 9" x 8' 2" (4.20m x 2.50m)

Spacious main bedroom. Laminate floor. Two windows to front. Radiator. Fitted single wardrobe.

BEDROOM TWO

13' 7" x 8' 1" (4.16m x 2.48m)

Double bedroom. Laminate flooring. Window to rear. Radiator.

BATHROOM

6' 5" x 5' 4" (1.96m x 1.65m)

Modern suite fitted with; bath tub, WC & wash basin. Vinyl flooring. Tiled walls. Window to side. Radiator.



TO THE FRONT

Parking for 1-2 vehicles. Lawn area. Gate to rear garden.

TO THE REAR

Ground level patio area. Steps up to lawn.

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.



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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

