



Offers In Region Of £230,000

EPC Rating 'E'

Bellevue  
88 Commercial Street  
Ystrad Mynach  
Hengoed  
CF82 7DY

WELL LANDSCAPED, SUN TRAP FAMILY GARDEN \* PICTURESEQUE SETTING TO REAR OVERLOOKING RIVER \* BEAUTIFUL, RECENTLY UPDATED FIRST FLOOR BATHROOM \* TWO GENEROUS DOUBLE BEDROOMS \* TRADITIONAL KITCHEN \* UTILITY ROOM \* GROUND FLOOR WC. A simply must be seen home in heart of Ystrad Mynach Town Centre.





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#### HALL

Stairs to first floor. Tiled floor. Door to dining room. Radiator.

#### DINING ROOM

12' 3" x 10' 4" (3.75m x 3.15m)

Great size dining area with bay window to front. Carpeted floor. Radiator. Double doors to lounge.



#### LOUNGE

12' 9" x 11' 3" (3.90m x 3.45m)

Nicely sized family lounge with French doors to rear garden. Carpeted floor. Feature fire place. Radiator. Door to kitchen.

#### KITCHEN

13' 3" x 8' 8" (4.06m x 2.66m)

Traditional shaker style kitchen with wood block work surfaces over. Inset sink & drainer. Space for range cooker (available by separate negotiation). Integrated dishwasher. Tiled floor & splash backs. Feature fireplace. Door to utility room



#### UTILITY ROOM

8' 8" x 7' 6" (2.66m x 2.30m)

Fitted with additional base units and work surfaces. Space for washing machine and tumble dryer. Tiled floor & splash backs. Door and window to rear garden. Doors to pantry which houses combi boiler and good storage space and WC.

#### WC

5' 1" x 3' 5" (1.55m x 1.05m)

Convenient suite with WC & wash basin. Tiled floor. Spotlight.

#### TO THE FIRST FLOOR

#### LANDING

Doors to two bedrooms and bathroom. Storage area. Loft hatch.

#### BEDROOM ONE

15' 10" x 10' 5" (4.85m x 3.20m)

Spacious main bedroom with two windows to front. Carpet floor. Stunning set of fitted wardrobes. Designer column radiators.

#### BEDROOM TWO

11' 4" x 9' 10" (3.46m x 3.00m)

Double bedroom. Carpeted floor. Window to rear.



Radiator.

#### BATHROOM

11' 8" x 8' 8" (3.56m x 2.66m)

Stunning family suite updated in 2023 and comprising; large free standing bath tub with free standing tap, walk-in shower and WC. Vinyl flooring. Feature wall panelling. Two windows to side. Designer column radiator and towel radiator.

#### TO THE OUTSIDE

##### TO THE FRONT

Forecourt area.

##### TO THE REAR

Amazing garden, a stunning family garden backing onto the river with picturesque views. Paved patio seating area with Cotswold stone area and path leading onto decked seating area with recently installed glass fencing to enjoy overlooking the river. Power & light on decked area.

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



