



1 South View Houses | Gelligaer | Hengoed | CF82 8EE

UNIQUE FAMILY HOME * SUBSTANTIAL PLOT * TWO GARAGES * PLENTY OF PARKING * LANDSCAPED GARDENS * STYLISH KITCHEN & UTILITY ROOM * LOUNGE/DINER * LOG BURNER * STUDY/OFFICE. A must see home on the edge of the village, offering so much space inside and out!

£300,000

- Substantial plot
- Two garages
- Plenty of parking
- Landscaped gardens
- Lounge/diner



Property Description

HALL

14' 5" x 5' 8" (4.40m x 1.75m) Stairs to first floor. Doors to lounge/diner, kitchen and study.

LOUNGE/DINER

24' 2" x 13' 11" (7.37m x 4.26m) Spacious, open and modern. Feature multi-fuel burner. Window to front. French doors to rear garden. Mixed carpeted and laminate flooring. Two radiators.

KITCHEN/DINER

11' 5" x 10' 5" (3.50m x 3.18m) Stylish kitchen with gloss wall & base units. Work surfaces with inset sink & drainer. Range cooker to stay. Space for dishwasher. Island with space for 2-3 stools. Vinyl flooring. Radiator. Door to utility room.

UTILITY ROOM

8' 9" x 6' 6" (2.68m x 2.00m) Additional work surfaces with

inset butler sink, base & wall units. Vinyl flooring. Stable door to rear garden. Radiator. Door to WC.

WC

5' 6" x 5' 1" (1.68m x 1.56m) Convenient suite with WC & wash basin. Vinyl flooring. Washing machine to stay. Plumbing available for re-install shower.

STUDY

10' 11" x 5' 8" (3.35m x 1.75m) Great private room for those that work from home. Large storage cupboard. Window to front.

TO THE FIRST FLOOR

BEDROOM ONE

13' 3" x 11' 1" (4.05m x 3.38m) Generous main bedroom. Stylish fitted wardrobes. Laminate flooring. Window to rear. Radiator

BEDROOM TWO

10' 5" x 8' 10" (3.20m x 2.70m) Double bedroom. Window to rear. Fitted storage. Radiator.

BEDROOM THREE

10' 11" x 9' 11" (3.35m x 3.03m) Double bedroom. Laminate flooring. Window to front. Radiator.

BATHROOM

8' 7" x 5' 11" (2.62m x 1.82m) Fitted with bath tub, shower over, WC & wash basin. Laminate flooring. Window to side. Radiator.

TO THE OUTSIDE

TO THE FRONT

Set on an exceptionally large plot!

TO THE FRONT

Private garden space with generous lawn and patio seating areas. Gate to rear garden.

GARAGE

39' 4" x 13' 1" (12.00m x 4.00m) Large garage with power & light offering great further potential. Accessed via roller shutter door.

TO THE REAR

Step out onto a well and recently landscaped patio area. Steps up to lawn and area with green house. Double gated access accessed from side road perfect for parking 3 vehicles or a motorhome/caravan, around 16m!

ADDITIONAL GARAGE

Located on the edge of next doors boundary. Single garage with driveway space in front accessed from lane.

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

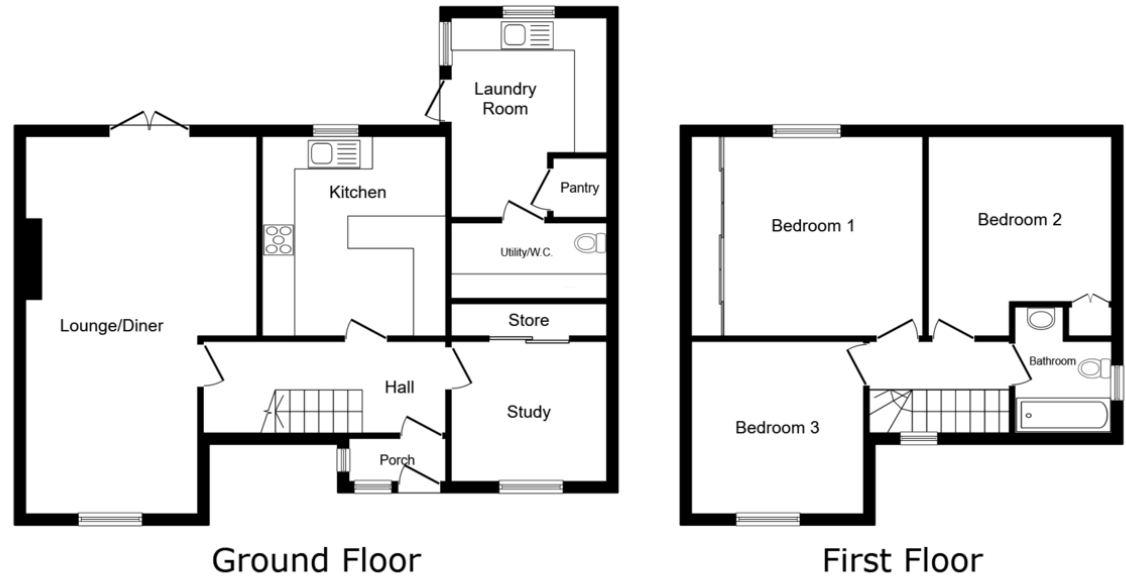
Viewing Arrangements

Strictly by appointment

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