



62 Hengoed Road | Penpedairheol | Hengoed | CF82 8BR

NO CHAIN * AMAZING LEVEL PLOT * SO MUCH FURTHER POTENTIAL INSIDE * POPULAR STREET * TWO GARAGES * PRIVATE REAR GARDEN. Situated on a very desirable street and occupying a fantastic plot and the property itself offers great potential.

£290,000

- CHAIN FREE!
- EXCELLENT PLOT!
- LOUNGE/DINER
- UTILITY ROOM
- KITCHEN



Property Description

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PORCH

DOOR TO HALL

HALLWAY

Spacious hallway with access to loft room.

LOUNGE/DINER

24' 8" x 11' 11" (7.52m x 3.65m) Large open plan lounge/diner. Bay window to front. Window to side. Two radiators. Doors to conservatory. Parquet flooring.

CONSERVATORY

12' 4" x 9' 8" (3.77m x 2.95m) Great additional living space. Door to rear garden and utility area. Radiator.

KITCHEN

8' 11" x 8' 11" (2.73m x 2.72m) Fantastic potential to improve this kitchen space by extending into utility area or lounge. Radiator.

UTILITY AREA

22' 9" x 6' 5" (6.95m x 1.98m) Offering further potential! Currently used as a utility area with plumbing for washing machine. Door to garden and kitchen. Radiator.

BEDROOM ONE

13' 10" x 11' 11" (4.22m x 3.65m) Double bedroom. Window to front. Radiator.

BEDROOM TWO

11' 11" x 10' 7" (3.65m x 3.25m) Double bedroom. Window to rear. Radiator.

SHOWER ROOM

10' 7" x 5' 6" (3.25m x 1.69m) Wet room style area. Walk-in shower, Wc & wash basin. Non slip flooring. Window to side. Radiator.

LOFT ROOM

16' 9" x 10' 9" (5.11m x 3.30m) Accessed via a drop down ladder but offering potential to access via a fixed staircase. Velux window. Eaves storage.

TO THE OUTSIDE

TO THE FRONT

Driveway parking for two vehicles front lawn area. Gate to rear garden

TO THE REAR

It's all about the plot here! A very generous setting with two single garages. A lovely level garden to the rear offering so much further potential. A gardeners dream!

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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