



Asking Price Of £130,000

EPC Rating 'TBC'

7 Railway Terrace
Gilfach
Bargoed
CF81 8JJ

PERFECT FIRST HOME * OPEN PLAN LIVING/DINING ROOM * MODERN KITCHEN * DOWNSTAIRS WC * FIRST FLOOR SHOWER ROOM * FITTED WARDROBES * TWO BEDROOMS * OFF ROAD PARKING. Great area near schools and a perfect first home, move-in ready and with parking to the rear.



HALL

Stairs to do first floor. Door to lounge/diner.

LOUNGE/DINER

18' 4" x 13' 11" (5.60m x 4.25m)

Nicely sized, open plan lounge/diner. Laminate flooring. Open fireplace. Two radiators. Door to downstairs cupboard. Window to front.

KITCHEN

11' 3" x 8' 3" (3.45m x 2.54m)

Modern kitchen fitted with shaker style wall & base units. Integrated oven, hob & extractor. Door to and window to rear garden. Breakfast bar seating area. Washing machine space. Designer radiator. Tiled flooring & splash backs.



WC

8' 2" x 2' 10" (2.50m x 0.88m)

Fitted with WC & wash basin. Tiled flooring. Radiator. Window to rear.

TO THE FIRST FLOOR

LANDING

Doors to two bedrooms and shower room.

BEDROOM ONE

10' 9" x 8' 9" (3.30m x 2.68m)

Double bedroom. Carpeted floor. Window to front. Radiator.



BEDROOM TWO

9' 4" x 6' 7" (2.86m x 2.02m)

Comfortable single bedroom or ideal home office! Carpeted floor. Window to rear. Radiator.

SHOWER ROOM

6' 11" x 6' 0" (2.12m x 1.84m)

Nicely sized suite comprising; walk-in corner shower, WC & wash basin. Laminate flooring. Tiled splash backs. Window to rear. Radiator.

TO THE OUTSIDE

TO THE REAR

Brilliant outlook across the valley! Step out onto a decked seating area, steps down to patio and steps down to gated driveway accessed from rear 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.

Ystrad Mynach Office

22 Penallta Road

Ystrad Mynach

Hengoed

Mid Glamorgan

CF82 7AP

Contact Us

www.lucasestates.net

info@lucasestates.net

01443 862862

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

