



**Park Road, Maesycwmmmer, Hengoed, CF82 7PZ**

**£200,000**

- Semi Detached Property
- Large Kitchen/Dining Room with French Doors
- Large Lean-to Sitting Room/Utility
- Large Tarmac Front Garden
- Family Home
- Three Bedrooms and Attic Space
- Lounge
- First Floor Modern Shower Room
- Enclosed Side and Rear Garden
- Good Transport Links



# Park Road, Hengoed CF82 7PZ

Located in the village of Maesycwmmmer, Hengoed, this semi-detached family home offers a perfect blend of comfort and practicality. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming environment. The additional attic space provides versatile options, whether for storage or as a play area for children. The heart of the home is undoubtedly the spacious kitchen and dining room, which is perfect for family gatherings and entertaining guests. This area is designed to be both functional and inviting, making it a wonderful space for culinary creativity and shared meals. The cosy lounge leads to a large lean-to area with plumbing for ashing machine offering space for seating or storage. The modern shower room adds a touch of contemporary style, ensuring that daily routines are both convenient and enjoyable. Outside, there is a large tarmac front garden with outside store, the side area offers a private seating area leading to the rear garden. This semi-detached house on Park Road is a fantastic opportunity for those looking to settle in a friendly community, with local amenities and transport links nearby. It is a perfect family home that combines space, comfort, and modern living. Don't miss the chance to make this lovely property your own.



Council Tax Band: C



### Entrance Hall

Double glazed entrance door, painted finish to walls and ceiling, stairs leading to first floor accommodation.

### Kitchen/Dining Room

4.17 max 3.18 min x 5.37 (13'8" max 10'5" min x 17'7")

Double glazed window to front aspect, double glazed window to lean-to/sitting room, base and wall cabinets, bowl and a half single drainer sink, tiled splash back, 5 ring gas hob, electric double oven, double glazed French doors leading to side garden, space for dining table.

### Lounge

3.26 x 2.32 (10'8" x 7'7")

Double glazed window to front aspect, coved and painted finish to walls and ceiling, laminated wood flooring, radiator., double glazed door with side screen leading to lean-to.

### Sitting Room/Lean-to/ Utility

4.32 x 4.12 (14'2" x 13'6")

Double glazed windows, polycarbonate roof, plumbing for automatic washing machine, double glazed door leading to rear garden.

### Landiing

Double glazed window to rear aspect, painted finish to walls and ceiling.

### Bedroom One

3.30 x 3.67 (10'9" x 12'0")

Double glazed window to front aspect, coved and textured finish to ceiling, papered finish to walls, fitted wardrobes, radiator.

### Bedroom Two

3.28 x 2.77 (10'9" x 9'1")

Double glazed window to front aspect, painted finish to walls and ceiling, radiator, doorway leading to attic space with wall mounted gas central heating boiler, stairs lading to attic space.

### Attic Space

Via stairs from bedroom two with double glazed window and radiator.

### Bedroom Three

2.37 x 2.67 (7'9" x 8'9")

Double glazed widow to rear aspect, coved and painted finish to walls and ceiling, radiator.

### Shower Room

Double glazed window to rear aspect, painted finish to ceiling, spot lighting, upvc cladding to walls, large

shower enclosure with shoer, wash hand basin, low level WC , tall radiator.

### Outside

#### Front Garden

A large tarmac area with steps leading to front door and gateway leading to side, outside store.

#### Side Garden

An enclosed seating area with pebbles, leading to rear garden, cold water tap.

#### Rear Garden

An enclosed rear garden area with pebbles.



## Directions



## Viewings

Viewings by arrangement only. Call 01495 239686 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

