



**Pendarren Street, Penpedairheol, Hengoed, CF82 8BZ**

**Chain Free £145,000**

- Ideal First Time Purchase
- Forecourted Mid Terraced House
- Dining Room
- Ground Floor Modern Bathroom
- Close to Train Station
- Three Bedrooms
- Spacious Lounge
- Modern Kitchen with Oven and Hob
- Enclosed Rear Garden
- Chain Free



## Pendarren Street, Hengoed CF82 8BZ

New Price! Located in Penpedairheol, Hengoed, this delightful terraced house presents an excellent opportunity for first-time buyers. With its inviting layout, the property boasts two spacious reception rooms, perfect for both relaxation and entertaining guests. The three well-proportioned bedrooms offer ample space for a growing family or for those seeking a comfortable home office. The house features a modern bathroom, and kitchen with oven and hob. There is a front forecourt garden and rear enclosed garden. The location is particularly advantageous, being in close proximity to Pengam Train Station, which offers excellent transport links for commuting or exploring the surrounding areas. One of the standout aspects of this property is its chain-free status, allowing for a smooth and hassle-free purchase process.



Council Tax Band: B



### Entrance Hall

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

A good size garden with cold water tap and rear access waiting for the new owner to put their own stamp on to make it their outside haven.

### Dining Room

2.98 x 3.06 (9'9" x 10'0")

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

### Lounge

2.73 x 3.49 (8'11" x 11'5")

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

### Kitchen

2.75 x 2.14 (9'0" x 7'0")

Double glazed window to side aspect, painted finish to walls and ceiling, modern base and wall cabinets, stainless steel single drainer sink, plumbing for automatic washing machine, space for fridge/freezer, electric oven and hob, double glazed door leading to outside.

### Ground Floor Bathroom

2.70 x 2.14 (8'10" x 7'0")

Two double glazed windows to rear aspect, with obscured glass, a modern white suite with wash hand basin, low level WC and panel bath with shower and shower screen.

### Landing

Painted finish to walls and ceiling.

### Bedroom One

4.81 x 3.19 (15'9" x 10'5")

Two double glazed windows to front aspect, painted finish to walls and ceiling, radiator.

### Bedroom Two

2.40 x 2.29 (7'10" x 7'6")

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

### Bedroom Three

2.25 x 2.29 (7'4" x 7'6")

Double glazed window to rear aspect, painted finish to walls and ceiling, cupboard housing wall mounted gas central heating combination boiler, radiator.

### Outside

#### Front Forecourt

Gated fore courted garden with pebbles.

#### Rear Garden



## Directions



## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

