

**Cwrt Coch Street, Bargoed, CF81 9FA**

**Chain Free £125,000**

- Ideal First Time Purchase
- Three Bedrooms
- Kitchen and Utility Room
- Rear Patio Garden
- Gas Central Heating
- Mid Terraced House
- Lounge and Dining Room
- Ground Floor Bathroom
- Large Garage
- Viewing Recommended



# Cwrt Coch Street, Bargoed CF81 9FA

Located on Cwrt Coch Street, Aberbargoed this terraced house presents an excellent opportunity for first-time buyers. The property boasts three well-proportioned bedrooms, making it an ideal space for a small family or those looking to establish their own home. Upon entering the hallway you are greeted by a spacious lounge and dining room, perfect for entertaining guests or enjoying family meals. The kitchen is functional and leads to a convenient ground floor bathroom, which is equipped with a shower, ensuring practicality for everyday living. The house has a rear patio garden, offering a private outdoor space for relaxation and leads to the garage. The garage provides valuable storage or parking options, enhancing the overall appeal of the home. Being chain-free, this property allows for a smooth and straightforward purchasing process, making it an attractive option for those eager to move in without delay. With its combination of space, convenience, and potential, this terraced house is a wonderful opportunity not to be missed.



Council Tax Band: A



### Entrance Hall

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

### Dining Room

10'2" x 9'4" (3.11 x 2.86)

Double glazed window to front aspect, coved and painted finish to ceiling, papered and painted finish to walls, laminated wood flooring, radiator opening to:-

### Lounge

10'4" x 13'1" (3.16 x 3.99)

Window to utility/rear entrance, coved and painted finish to walls and ceiling, wall mounted fire, radiator, under-stairs storage, laminated wood flooring.

### Kitchen

8'3" x 8'5" (2.53 x 2.58)

Painted finish to ceiling, spot lighting, base and wall cabinets, stainless steel sink, tiled splash backs, built in dishwasher, fridge, hob, extractor hood and oven, kick space lighting, tiled flooring, double glazed door leading to rear entrance/utility.

### Bathroom with Separate Shower

8'5" x 6'0" (2.57 x 1.83)

Double glazed window to rear aspect with obscured glass, painted finish to sloped ceiling, painted and tiled finish to walls, corner bath, wash hand basin, low level WC, shower enclosure, heated towel rail.

### Rear Entrance/Utility

Painted finish to ceiling, plumbing for automatic washing machine, double glazed window to side aspect, double glazed French doors leading to rear garden.

### Landing

Painted finish to walls and ceiling, store cupboard, access to loft with pull down ladder.

### Bedroom One

14'1" x 9'9" (4.30 x 2.98)

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

### Bedroom Two

8'8" x 10'7" (2.66 x 3.24)

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

### Bedroom Three

8'3" x 7'4" (2.54 x 2.24)

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

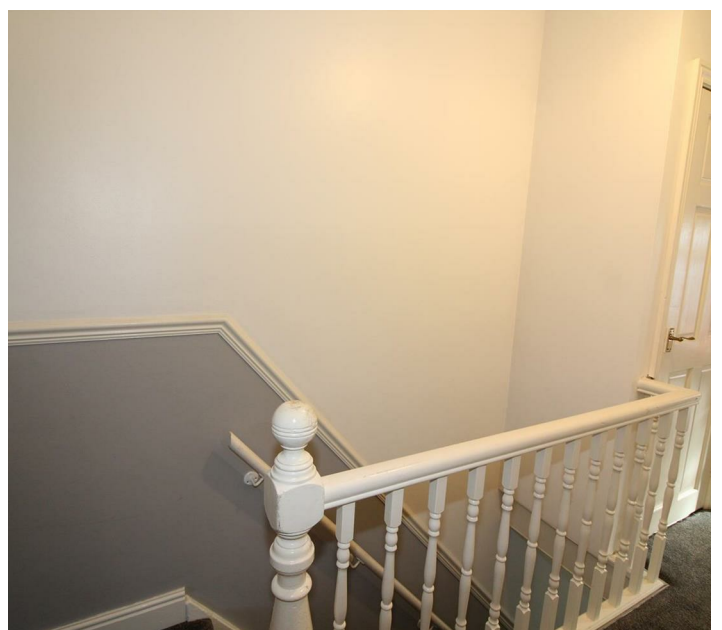
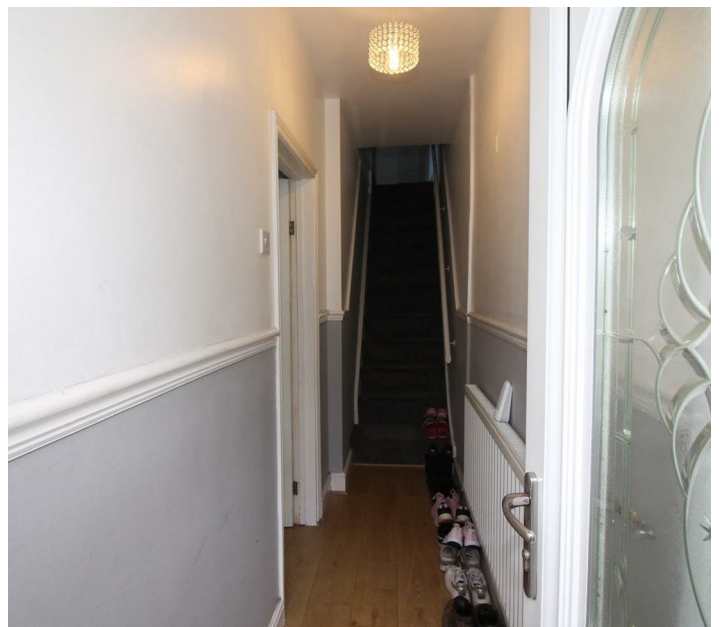
### Outside

#### Rear Garden

An enclosed patio garden, cold water tap, gate leading to steps down to pedestrian access to garage.

#### Garage

A large single garage located to the rear of the property with rear lane access and roller shutter door.











## Directions



## Viewings

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

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	

