



Farm Close, Tir-Y-Berth, Hengoed, CF82 8BF

£215,000

- Modern Three Bedroom Semi Detached House
- Dining Room with French Doors
- Ground Floor WC
- Lovely Rear Garden
- Excellent Road Links
- Spacious Lounge
- Kitchen with Oven and Hob
- First floor Bathroom
- Off Road Parking for Two Cars
- Offered For Sale Chain Free

Farm Close, Hengoed CF82 8BF

A modern semi detached property situated in a cul de sac on a small modern development offering excellent road and rail links for the commuter. The accommodation offers entrance, cloakroom/WC, spacious lounge, dining room with French doors, kitchen with oven and hob, first floor bathroom and three bedrooms. Outside the rear garden is a generous size and is enclosed, there is off road parking for two cars. Viewing essential as being offered for sale with no onward chain.



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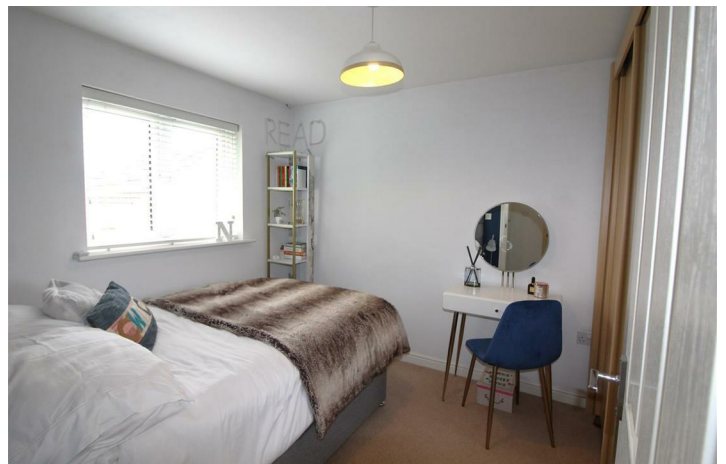


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C

Council Tax Band: C



Entrance

Entrance door, painted finish to walls and ceiling, laminated wood flooring, radiator.

Cloakroom/WC

Double glazed window to front aspect with obscured glass, painted finish to walls and ceiling, low level WC, wash hand basin, radiator, laminated wood flooring.

Lounge

4.69 x 3.99 (15'4" x 13'1")

Double glazed window to front aspect, painted finish to walls and ceiling, laminated tiled flooring, stairs leading to first floor accommodation, understairs storage, radiator.

Dining Room

2.41 x 2.53 (7'10" x 8'3")

Painted finish to walls and ceiling, Double glazed French doors leading to rear garden, radiator, opening to kitchen.

Kitchen

2.18 x 2.60 (7'1" x 8'6")

Double glazed window to rear aspect, painted finish to walls and ceiling, base and wall cabinets with glazed display, bowl and a half stainless steel single drainer sink, gas hob, electric oven extractor hood, cupboard housing wall mounted gas central heating boiler, plumbing for automatic washing machine.

Landing

Painted finish to walls and ceiling, access to loft, cupboard housing hot water tank.

Bedroom One

2.60 exc wardrobes x 2.71 (8'6" exc wardrobes x 8'10")

Double glazed window to front aspect, painted finish to walls and ceiling,, fitted wardrobes to one wall, radiator.

Bedroom Two

2.60 exc wardrobes x 2.67 (8'6" exc wardrobes x 8'9")

Double glazed window to rear aspect, painted finish to walls and ceiling, fitted wardrobes to one wall, radiator.

Bedroom Three

2.04 x 2.74 (6'8" x 8'11")

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

Bathroom/WC

Double glazed window to rear aspect, painted finish to ceiling, painted and tiled walls, panel bath with shower

over and bi-folding shower screen, low level WC, pedestal wash hand basin, radiator.

Outside

Front Garden

Open plan lawn, pathway leading to front door with storm canopy, gated access to rear garden.

Rear Garden

A lovely space with paved patio, lawned garden and timber decked seating area, timber fence boundaries.

Parking

Double driveway to the side of the property offering parking for two cars.



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) A		89
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Wayman Schwartz
ESTATE AGENTS