



Offers In Excess Of £100,000

EPC Rating 'TBC'

31 William Street
Tir-y-berth
Hengoed
CF82 8AT

HIGH STANDARD RENOVATION * HOME ENTERTAINMENT SYSTEM * LED LIGHTING * GARAGE * FITTED APPLIANCES * STYLISH BATHROOM * PRIVATE REAR GARDEN. No chain on this well finished family home boasting many extras throughout and set within walking distance of many amenities.



Upgraded to the highest standard is this three bedroom, end terrace family home with garage in Tir-Y-Berth. The property boasts a home entertainment system with Bluetooth connectivity to the ground floor, beautiful log burner stove to lounge. Modern, gloss kitchen units with wine cooler. Stylish, holiday villa designed bathroom with walk-in shower & bath. An array of remote controlled, LED lighting throughout. The rear garden has been landscaped with decking to create a private seating area with outdoor heater and feature lighting.

HALL

5' 8" x 3' 1" (1.74m x 0.96m)

Stairs to first floor. Door to lounge.



LOUNGE

16' 7" x 13' 10" (5.07m x 4.22m)

Spacious, carpeted floor, emulsion walls & ceiling, spotlighting, window to front. Radiator. Feature Log burner with surround.

KITCHEN/DINER

16' 7" x 8' 10" (5.07m x 2.71m)

Generous kitchen/diner. Updated with gloss wall & base units. Work surface with integrated sink & drainer. Integrated oven, hob & extractor. Laminate flooring, emulsion walls & ceiling, spotlighting, radiator. Door to rear hall.



REAR HALL

8' 0" x 3' 4" (2.45m x 1.03m)

Door to rear garden and bathroom.

BATHROOM

8' 0" x 8' 2" (2.45m x 2.49m)

Stylish bathroom offering a large walk-in shower, bath tub, WC & wash basin, all set in tile. Spotlighting, window to side, towel radiator.

TO THE FIRST FLOOR

LANDING

Gives access to three bedrooms & loft.

BEDROOM ONE

13' 7" x 11' 6" (4.15m x 3.52m)

Generous master bedroom, carpeted floor, emulsion walls & ceiling, window to front, spot & LED lighting, radiator. Wall mounted storage. Door to boiler cupboard with wardrobe space.

BEDROOM TWO

11' 7" x 7' 11" (3.54m x 2.42m)

Double bedroom. Carpeted floor, emulsion walls & ceiling, window to rear, spot & LED lighting, radiator.

BEDROOM THREE

8' 7" x 8' 5" (2.63m x 2.59m)

Carpeted floor, emulsion walls & ceiling, window to rear, spot & LED lighting, radiator.



STORAGE GARAGE

17' 5" x 8' 6" (5.33m x 2.60m)

Ideal work shop or storage unit. Electric shutter door access, power & light internally. * Please note a car couldn't fit in this garage *

TO THE OUTSIDE

Rear garden landscaped with decking to create a private seating area with outdoor heater and feature lighting.

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.

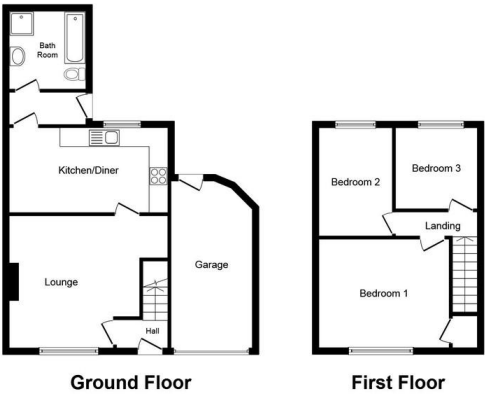
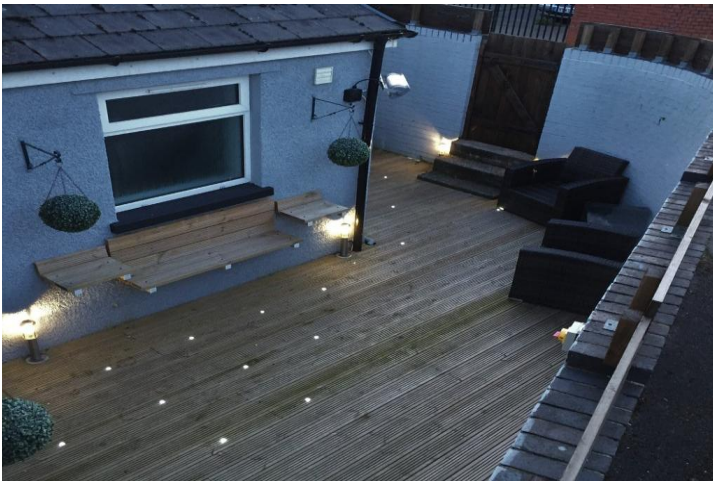
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*This floor plan is for illustration purposes only and does not represent the actual floor plan. The position and size of doors, windows and other features are approximate. It is not intended to be used as a legal document.