



## Fairways, Bargoed

£180,000

- No Chain
- Driveway
- Overlooking golf course
- Low maintenance rear garden
- Opportunity to improve
- Highly sought after location
- Close to local amenities
- EPC Rating: C



3 1 1



## About the property

Well Presented 3-Bedroom Semi-Detached Home in a Highly Sought-After Location - Bargoed

Situated in a highly desirable area of Bargoed, this well presented three-bedroom semi-detached home offers spacious and versatile living accommodation, making it an ideal choice for families, first-time buyers, or those looking to upsize.

The property welcomes you with a bright and inviting entrance hallway, leading into a comfortable and well-proportioned living room, perfect for relaxing or entertaining. To the rear, the stylish kitchen/diner provides an excellent space for family meals and social gatherings, while the conservatory offers additional living space with pleasant views over the garden and beyond.

Upstairs, the first floor comprises three well-sized bedrooms along with a modern family bathroom, providing practical and comfortable accommodation.

Externally, the property benefits from a low-maintenance rear garden that backs directly onto the golf



## Accommodation

### Agents Note:

Agents Note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyance will take the necessary steps and advise you as to time-frames for registration. The sale of this property is also subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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