



£152,000

EPC Rating 'C'

19 Gellideg Isaf Rise
Maesycwmmer
Hengoed
CF82 7RB

MUST BE VIEWED! Immaculate three bedroom semi detached property. The accommodation offers an entrance hall, lounge with feature fireplace, modern fitted kitchen with integrated appliances, three bedrooms, a family bathroom with shower over. Front & rear gardens, detached garage & driveway to side.



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Enter via UPVC front door to;

ENTRANCE HALL

Laminate floor, emulsion walls, textured ceiling, stairs to first floor, radiator, doors to downstairs W/C & :

LOUNGE

4.42m x 4.18m

Laminate floor, emulsion walls, artex ceiling, modern feature fireplace with inset gas fire, large window to front, radiator, door to under stair storage cupboard, door to:

KITCHEN/DINER

5.22m x 2.84m

Beautiful fitted kitchen finished with white gloss cupboards & complementing black shine effect curved edge worktops with inset stainless still bowl & a half sink with drainer unit. Additional appliances include a large range cooker with a five ring gas hob & extractor hood and stylish black tile splash backs, integrated dishwasher, plumbing for washing machine. Laminate floor, emulsion walls, artex ceiling, patio doors to rear garden, window to rear, radiator.

DOWNSTAIRS W/C

Laminate floor, emulsion walls, textured ceiling, low level W/C, wall mounted wash hand basin with tile splash backs & wall mounted mirror, stylish dark wood wall mounted shelf, frosted window to front, radiator.

LANDING

Provides access to three bedrooms, bathroom, storage cupboard and loft. Carpeted, emulsion walls, textured ceiling, window to side.

MASTER BEDROOM

3.55m x 2.75m

A spacious master bedroom with stylish light wood fitted triple wardrobe, carpeted floor, emulsion walls, artex ceiling, window to front, radiator.

BEDROOM TWO

3.17m x 3.10m

Good size second bedroom with carpeted floor, emulsion walls, artex ceiling, window to rear, radiator.

BEDROOM THREE

2.40m x 2.39m

A generous third bedroom offering carpeted floor, emulsion walls, artex ceiling, window to front, radiator.

BATHROOM

2.06m x 1.87m

Modern family bathroom suite finished in white and a dark wood finish to surrounding fitted units. Suite comprises of a bath tub & over head electric shower with tiled surrounding walls, low level W/C fitted to stylish vanity unit with plenty of storage space and an inset wash hand basin with chrome fittings & a wall mounted mirror. Tiled floor, emulsion walls, textured ceiling, chrome wall mounted radiator, frosted window to rear.

TO THE OUTSIDE

To the front

Neat lawn area with a selection of small shrubs & plants and stepped pathway leading to property.

To the rear

Enclosed rear garden with a mixture of lawn and decking areas.

Additional information Advised by Vendor

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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

