

2 Duffryn Street, Pontlottyn, Bargoed, Caerphilly. CF81 9RQ

£140,000



**FOR SALE**

## PROPERTY DESCRIPTION

3 BEDROOM STONE BUILT MID TERRACE.... 2 RECEPTION ROOMS....4 PIECE GROUND FLOOR BATHROOM....VIEWING RECOMMENDED....

A three bedroom mid terrace property situated in the quaint village of Pontllytyn, which is within close proximity to local amenities major road networks and rail links.

The accommodation briefly comprises to the ground floor, entrance porch, inner hallway, dining room , living room, kitchen and bathroom with a four piece suite.

Whilst to the first floor are three bedrooms, two of which have fitted wardrobes.

Other features include gas central heating, double glazing and enclosed rear garden.

Viewing recommended!!!

## FEATURES

- STONE BUILT THREE BEDROOM MID TERRACE PROPERTY
- 2 RECEPTION ROOMS
- KITCHEN
- GROUND FLOOR BATHROOM WITH SHOWER FACILITIES
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- REAR ENCLOSED GARDEN
- VIEWING RECOMMENDED !!!
- EPC : D



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE

Enter via a double glazed front door.

#### ENTRANCE PORCH

Textured finish to the ceiling. Door through to:

#### ENTRANCE HALLWAY

Textured finish to the ceiling, central heating radiator, stairs to the first floor, obscure window into dining room. Door through to:

#### DINING ROOM

12' 9" x 9' 9" (3.89m x 2.97m)  
Double glazed window to the front aspect, ceiling rose, central heating radiator. Glass brick wall with double doors through to:

#### LOUNGE

13' 7" x 11' 6" (4.14m x 3.51m)  
Double glazed window to the rear aspect, ceiling rose, coal effect gas fire with "Feature" surround, door to under stairs storage cupboard, central heating radiator, laminate flooring. Door through to:

#### KITCHEN

8' 2" x 11' 5" (2.49m x 3.48m)  
Double glazed window to the side aspect, range of wall and base units with complimentary work surfaces over, inset polycarbonate sink and drainer with mixer tap over, tiled splash back areas, four ring gas hob and electric fan assisted oven, plumbing for automatic washing machine, space for fridge/freezer, central heating radiator, tiled flooring.

#### LOBBY

Double glazed door to the side aspect, fully tiled walls and floor. Door through to:

### BATHROOM

8' 2" x 9' 3" (2.49m x 2.82m)  
Obscure double glazed windows to the side and rear aspects, four piece bathroom suite comprising deep panelled bath, pedestal wash hand basin, low level wc, tiled shower enclosure with steam shower, body jets and separate hand shower head, tiled surround, central heating radiator, tiled floor.

### STAIRS TO THE FIRST FLOOR

#### LANDING

Double glazed window to the rear aspect,

#### BEDROOM 1

8' 11" x 12' 0" (2.72m x 3.66m)  
Double glazed window to the front aspect, fitted double wardrobe, central heating radiator.

#### BEDROOM 2

10' 5" x 9' 7" (3.17m x 2.92m)  
Double glazed window to the rear aspect, storage cupboard housing wall mounted boiler serving domestic hot water and central heating system, central heating radiator.

#### BEDROOM 3

7' 2" x 8' 9" (2.18m x 2.67m)  
Double glazed window to the rear aspect, access to loft space, central heating radiator.

### OUTSIDE

#### REAR

Enclosed garden laid to artificial turf.

#### N.B.

J W Homes Estate and Lettings Agents stress that all prospective purchasers must satisfy themselves as to the condition of the property and all installations.

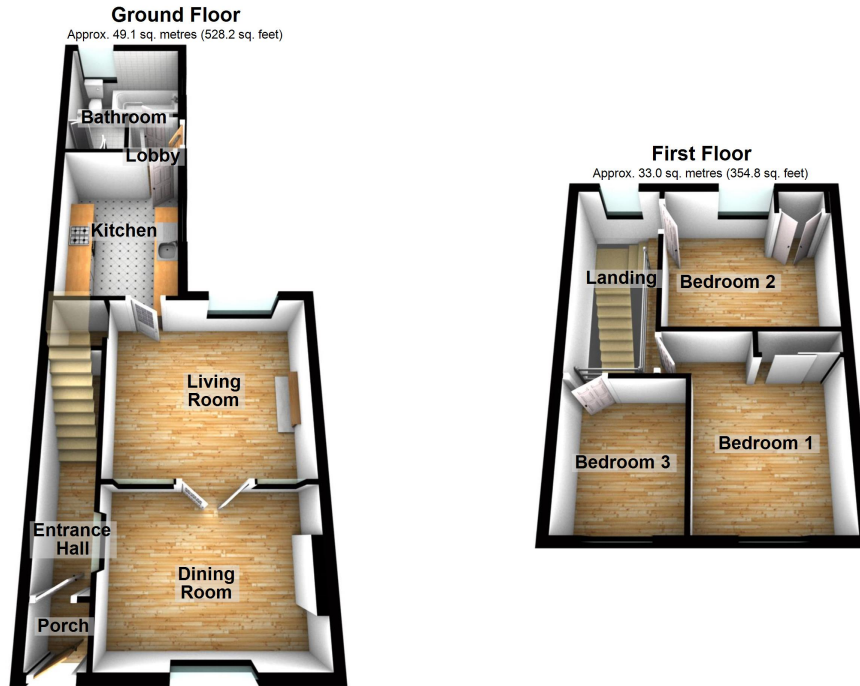
## ROOM DESCRIPTIONS

### VIEWING

If you wish to view this property or place an offer please contact J W Homes Estate and Letting Agents on 01495 223757 where we will be able to offer free independent mortgage advice, if required.



# FLOORPLAN & EPC



Total area: approx. 82.0 sq. metres (883.0 sq. feet)

