

3 Pant Street, Aberbargoed, Bargoed, Caerphilly. CF81 9BB

£124,995



**FOR SALE**

## PROPERTY DESCRIPTION

EXCELLENT FIRST TIME PURCHASE.... RENOVATED PROPERTY.... GENEROUS REAR GARDEN.... NO CHAIN....

A recently renovated two bedroom mid terrace property situated in Aberbargoed, which is within close proximity to local amenities including Doctors Surgery, Chemist and rail networks into Cardiff City Centre.

The accommodation briefly comprises to the ground floor, entrance hallway, dining room, lounge and fitted kitchen.

Whist to the first floor there are two bedrooms and bathroom.

Other features include gas central heating, majority double glazing and generous rear garden with rear lane access.

Viewing recommended.

No Chain !

## FEATURES

- 2 BEDROOM MID TERRACE PROPERTY
- 2 RECEPTION ROOMS
- FITTED KITCHEN
- 1st FLOOR BATHROOM
- GAS CENTRAL HEATING
- MAJORITY DOUBLE GLAZED
- GENEROUS REAR GARDEN
- REAR LANE ACCESS
- VIEWING RECOMMENDED !!!
- EPC : G



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE

Enter via a part glazed hardwood front door.

#### ENTRANCE HALLWAY

Coved and textured finish to the ceiling, central heating radiator, tiled flooring, door to storage cupboard. Door through to:

#### DINING ROOM

12' 4" Max into recess x 9' 3" (3.76m x 2.82m)  
Single glazed window to the front aspect, smooth plastered and emulsioned finish to the walls and ceiling, central heating radiator, tiled flooring. Open plan into:

#### LOUNGE

12' 9" Max into recess x 13' 6" (3.89m x 4.11m)  
Double glazed "French" doors to the rear aspect, smooth plastered and emulsioned finish to the walls and ceiling, inset space for fire and oak mantle over, central heating radiator, tiled flooring. door to stairs.

#### KITCHEN

9' 3" x 8' 2" (2.82m x 2.49m)  
Two skylight windows, double glazed window to the rear aspect, smooth plastered and emulsioned finish to the walls and ceiling, range of wall and base units with complimentary work surfaces over, inset polycarbonate sink unit with drainer and mixer tap over, tiled splash back areas, integrated fridge/freezer, four ring electric hob with chrome splash back, eye level fan assisted oven and microwave, plumbing for automatic washing machine, central heating radiator, tiled flooring.

### STAIRS TO THE FIRST FLOOR

#### LANDING

Obscure double glazed window to the rear aspect, textured finish to the ceiling, access to loft space. Doors through to:

### BEDROOM 1

12' 7" x 9' 5" (3.84m x 2.87m)  
Double glazed window to the rear aspect, textured finish to the ceiling, central heating radiator.

### BEDROOM 2

7' 9" x 12' 1" (2.36m x 3.68m)  
Single glazed window to the front aspect, textured finish to the ceiling, central heating radiator, storage cupboard housing wall mounted boiler serving domestic hot water and central heating system.

### BATHROOM

Obscure double glazed window to the front aspect, texture finish to the ceiling, three piece suite comprising deep paneled bath with mixer tap and hand shower attachment over, pedestal wash hand basin with mixer tap over, low level wc, PVC panelling to splash back areas, central heating radiator.

### OUTSIDE

#### REAR

Generous enclosed garden with patio area and steps leading down to further patio area and lawn, rear lane access.

#### 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.

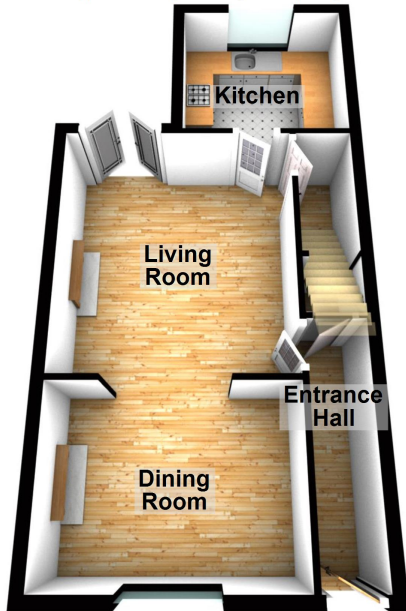
#### VIEWING

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

**Ground Floor**  
Approx. 24.4 sq. metres (262.8 sq. feet)



**First Floor**  
Approx. 31.3 sq. metres (336.7 sq. feet)



Total area: approx. 55.7 sq. metres (599.5 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	19	
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	