

2 West Avenue, Maesycwmmmer, Hengoed, Caerphilly. CF82 7QN

£126,995



REDUCED

PROPERTY DESCRIPTION

IDEAL FIRST TIME PURCHASE/INVESTMENT OPPORTUNITY

THREE BEDROOM END TERRACE PROPERTY SITUATED IN MAES Y CWMMER NO CHAIN.....

Three bedroom end terrace property situated in the village of Maes y Cwmmmer which offers easy transport links to Ysbyty Ystrad Fawr, local amenities and Bryn Meadows Golf Hotel and Spar.

The accommodation briefly comprises to the ground floor, entrance porch, open plan lounge/dining room, kitchen and shower room.

Whilst to the first floor are three bedrooms.

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

Viewing recommended.

No Chain !!!

FEATURES

- THREE BEDROOM END TERRACE
- OPEN PLAN LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR SHOWER ROOM
- ENCLOSED REAR GARDEN
- VIEWING RECOMMENDED !!!
- NO CHAIN !!!
- EPC:D



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE

Enter via an part glazed door to the front aspect.

PORCH

Door though into:

LOUNGE/DINING ROOM

15' 4" x 20' 8" (4.67m x 6.30m)

Double glazed window to the front and rear aspects, textured and ornate coving to the ceiling, stairs to the first floor, two central heating radiators, "Feature" wooden surround with inset electric fire, under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM

9' 1" x 12' 3" (2.77m x 3.73m)

Textured and coved finish to the ceiling, double glazed window to the side aspect, range of wall and base units with rolled edge work surfaces over, single stainless steel sink unit with drainer and mixer tap over, tiled splash back areas, four ring electric hob with extractor over, single electric oven, central heating radiator, tiled flooring. Door through to:

REAR LOBBY

Textured finish to the ceiling, half tiled walls, tiled floor. Door through to:

SHOWER ROOM

6' 7" x 6' 7" (2.01m x 2.01m)

Obscure double glazed window to the rear aspect, textured finish to the ceiling, low level wc, pedestal wash hand basin, step in shower enclosure with electric shower over, tiled splash back areas, central heating radiator, tiled flooring.

STAIRS TO THE FIRST FLOOR

LANDING

Textured finish to the ceiling, access to loft space. Doors through to:

BEDROOM 1

15' 1" x 9' 4" (4.60m x 2.84m)

Two double glazed windows to the front aspect, tiled ceiling, central heating radiator, laminate flooring.

BEDROOM 2

9' 2" x 10' 9" (2.79m x 3.28m)

Double glazed window to the rear aspect, tiled ceiling, central heating radiator, laminate flooring.

BEDROOM 3

9' 3" x 10' 2" (2.82m x 3.10m)

Double glazed window to the side aspect, textured finish to the ceiling, central heating radiator, laminate flooring.

OUTSIDE

REAR

Enclose garden laid to lawn.

N.B.

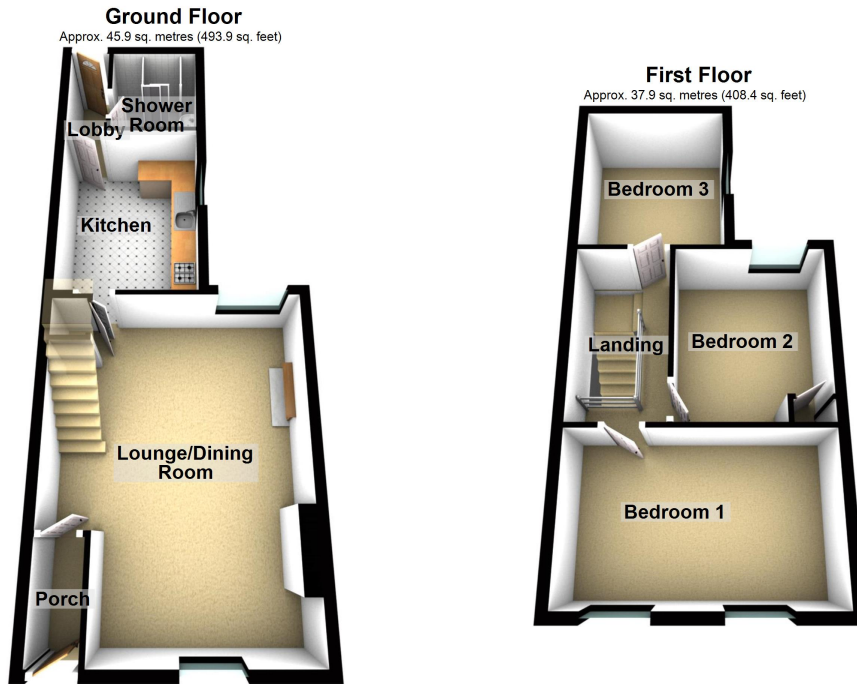
J W Homes Estate and Lettings Agents stress that all prospective purchasers must satisfy themselves as to the condition of the property and all installations.

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



Total area: approx. 83.8 sq. metres (902.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 