

FOR SALE Rolls Avenue, Penpedairheol, Hengoed

£210,000



Nestled in a charming, sought-after neighbourhood, this semi-detached bungalow exudes a welcoming appeal. Its classic exterior, adorned with well-maintained gardens and a neat concrete stamp driveway, sets the tone for comfortable living.

- Concrete Stamp Driveway
- Driveway & Garage
- Five Minute Walk to A Good Primary School
- Two Double Bedrooms
- Desirable Area
- Enclosed Rear Garden
- Semi Detached Bungalow
- Close To Local Amenities

**IF SEARCHING'S A PAIN, THINK LOUVAIN.**

Louvain Properties are pleased to offer to the market this delightful semi detached bungalow.

Welcome to this spacious semi-detached bungalow nestled in a desirable area, offering comfortable living and a convenient layout.

Upon entering, you are greeted by the inviting hallway. The open-plan lounge/dining room creates a spacious and versatile living area. Natural light floods through large windows, enhancing the welcoming ambiance.

The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest.

Adjacent to the living room, a modern kitchen awaits, equipped with some appliances and ample storage space. This functional kitchen serves as the heart of the home, ideal for preparing meals and enjoying casual dining.

Outside, enjoy the tranquility of a patio garden to the front and back, surrounded by greenery and a lawned area, perfect for outdoor gatherings or quiet relaxation.

Conveniently located in a sought-after area, this property offers easy access to local amenities, schools, and transport links, making it an excellent choice for families or professionals seeking a comfortable home in a desirable neighbourhood.

This semi-detached bungalow presents a wonderful opportunity to acquire a comfortable home in a sought-after location. With its practical layout, outdoor spaces, and desirable features, this property is sure to appeal to discerning buyers seeking a relaxed lifestyle.

To arrange a viewing or inquire further about this property, please contact us today.

Council Tax Band: C (Caerphilly County Borough Council)  
Tenure: Freehold

#### ACCOMMODATION IN MORE DETAIL :

##### Hall

w: 1.2m x l: 3.7m (w: 3' 11" x l: 12' 2")  
uPVC door. Double doors to storage cupboard. Cupboard housing the Valiant combination boiler. Laminate as laid. Loft access. Flat plastered walls, textured ceiling with coving around. Single radiator.

##### Lounge/Diner

w: 3.7m x l: 5.5m (w: 12' 2" x l: 18' 1")  
Open plan lounge/dining room. Flat plastered walls and ceiling with coving around. Laminate as laid. Double radiator. uPVC door to access to the drive. Large uPVC window. Feature wall and ceiling light fittings.

##### Kitchen

w: 2.3m x l: 3.6m (w: 7' 7" x l: 11' 10")  
Modern kitchen with a range of wall and base units, contrasting worktops over, tiled splash-backs around. Built in electric oven, gas hob with stainless steel extractor fan over. Space and plumbing for the washing machine and fridge freezer. Flat plastered walls, textured ceiling. uPVC and double glazed window. Tiled floor. Single radiator.

##### Bedroom 1

w: 3m x l: 5m (w: 9' 10" x l: 16' 5")



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uPVC and double glazed. Flat plastered walls and textured ceiling. Laminate flooring as laid. Radiator.

**Bedroom 2**

w: 3m x l: 3.6m (w: 9' 10" x l: 11' 10")

uPVC and double glazed window. Flat plastered walls and textured ceiling. Laminate flooring as laid. Radiator.

**Shower Room**

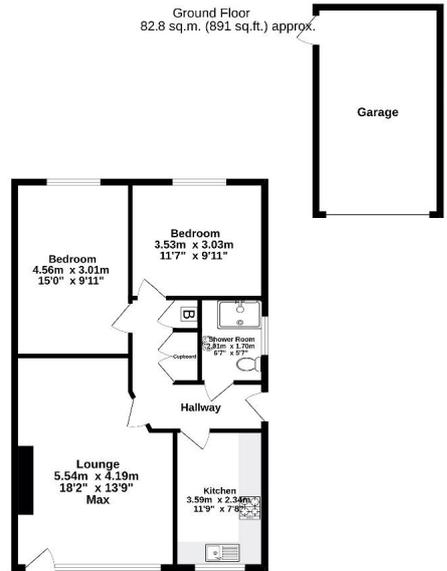
Walk-in wet room. Shower with electric shower over. Decorative cladding to the walls and textured ceiling. Tiled flooring. uPVC and double glazed window. Wash hand basin and W.C. Radiator.

**Garden**

To the front of the property there is a patio area and a concrete stamp drive for several cars. To the rear of the property there is a lawn area and a patio area.

**Garage**

Brick built garage, Up and over door. uPVC and double glazed side door.



TOTAL FLOOR AREA: 82.8 sq.m. (891 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, roads and any other details are approximate and do not constitute a contract. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.  
 Made with Mapbox (2024)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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