

# The Close, Cefn

## £147,500

- Three bedroom semi-detached property
- In need of modernisation
- Close to local amenities
- Popular location in Cefn Hengoed
- EPC Rating: C



3 1 1


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## About the property

Situated in a great and convenient residential location, this three-bedroom semi-detached property offers an excellent opportunity for buyers seeking a home with scope for improvement. Requiring a degree of modernisation, the property is ideal for those looking to add value and personalise a home to their own taste.

The property occupies a pleasant position within The Close, a well-established area of Cefn Hengoed, and benefits from close proximity to a range of local amenities, making it a practical choice for everyday living.

Internally, the accommodation offers a traditional and well-balanced layout, with ground floor living space that provides clear potential to create comfortable and functional areas for family life or entertaining. The rooms are of good proportion, offering a solid foundation for refurbishment or modernisation.

To the first floor, there are three bedrooms, providing flexible accommodation suitable for families, home working, or guest space. The layout allows for reconfiguration or upgrading, depending on individual requirements, with the overall footprint lending itself well to improvement.




# Accommodation

### Agent Note

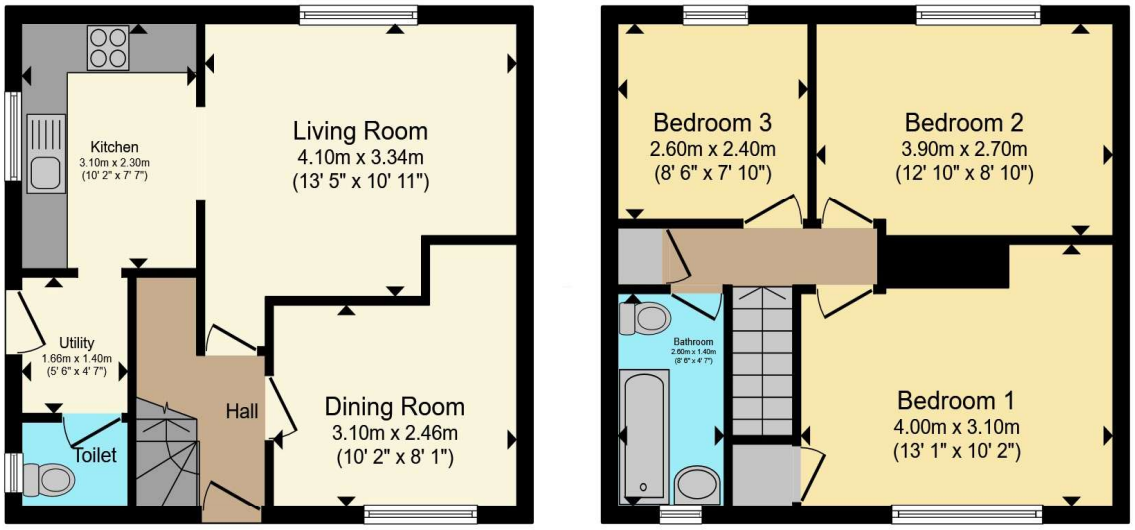
Agents Note: 'The property is of non- standard construction, please speak with your conveyancer.'

### Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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# Floorplan




**Ground Floor** **First Floor**

Total floor area 76.7 m² (826 sq.ft.) approx

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## Important Information

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