£165,000
Freehold

LUCAS & Co
Estate Agents

11 Parc Terrace

Llangoed, LL58 8SA

- Character End Terrace Cottage
- Delightful Tiered Landscaped Gardens
- Quiet Countryside Location
- Off Road Parking For One Vehicle Together
- Stone Outbuildings Divided Into 2 storage Rooms
- No Onward Chain

1 1 2 G

A charming character end terrace cottage Located in an area of outstanding natural beauty on the outskirts of the rural village of llangoed.

The property retains some original features including beamed ceilings and internal doors & also benefits from off road parking for one vehicle together with delightful landscaped gardens & an adjoining implement/log storeroom & boasts outstanding countryside views to the rear.

The accommodation which benefits from electric radiators and double glazing briefly comprises:

Front door into living room with attractive slate fireplace and surround with wood burning stove with slate hearth window to front aspect, meter cupboard, stairs to first floor, painted beamed ceiling, glazed panelled door into

Kitchen
Shaker style base and wall storage cupboards with complementary work surfaces, with tiled splash back, built in electric oven, touch control hob with slimline chimney style extractor over, stainless steel sink with mixer tap, integrated fridge/freezer, slimline integrated dishwahser, space for free standing washer, ceramic tiled floor, window to rear aspect, door leading out to the rear garden area and a painted beamed ceiling.

The First Floor

Comprises landing with access to loft space, built in linen cupboard, doors leading off into

Bedroom 1 with window to front aspect,

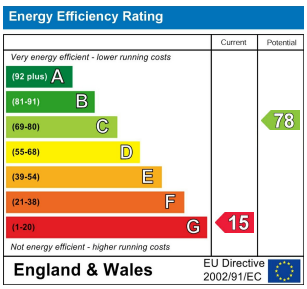
Study/Bedroom 2
Small study with window to rear aspect boasting super countryside views

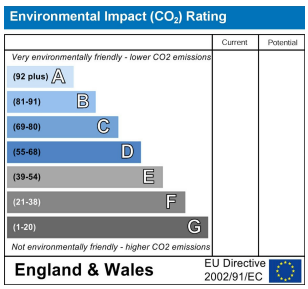
Bathroom
Electric shower with concertina glass screen and tiled surround, low flush WC, pedestal wash hand basin, chrome heated towel rail, and extractor fan.

Externally

A small forecourt garden to front, at the side is allocated parking for one vehicle with a timber gate leading to a quaint landscaped tiered garden with patio seating area providing a sun trap.

Adjoining the property is a stone implement storage/log stores building with dual access together with lighting and a Velux roof light.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
78
15
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

FOR SALE
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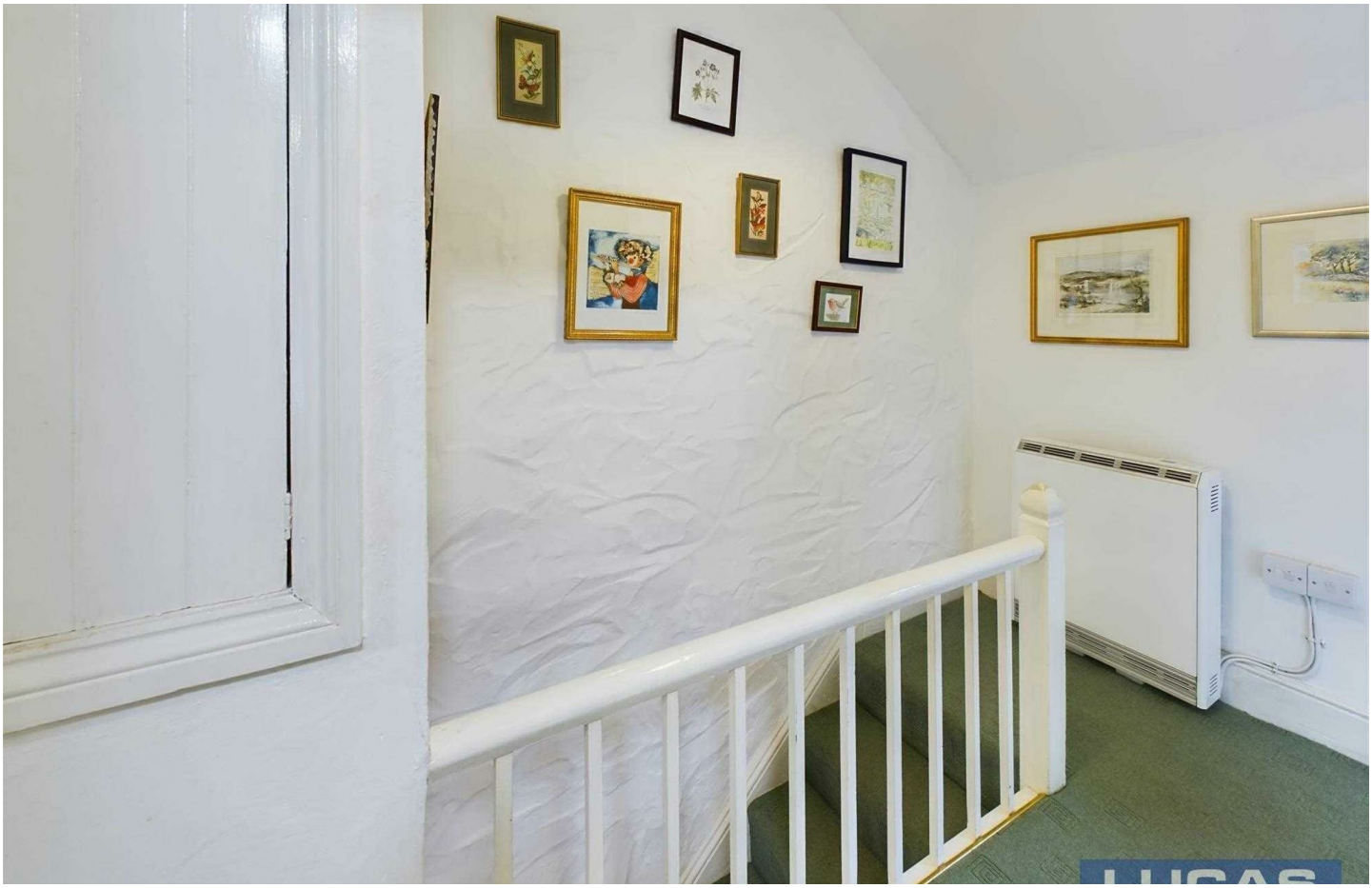

Local Authority
Council Tax Band **B**
EPC Rating **G**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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