



Lansbury Avenue
Cefn Hengoed
Hengoed
Caerphilly
CF82

Offers In Excess Of £120,000

bettermove

Lansbury Avenue Hengoed

Bettermove are proud to present this 3 bedroom semi-detached house in Cefn Hengoed, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is A.

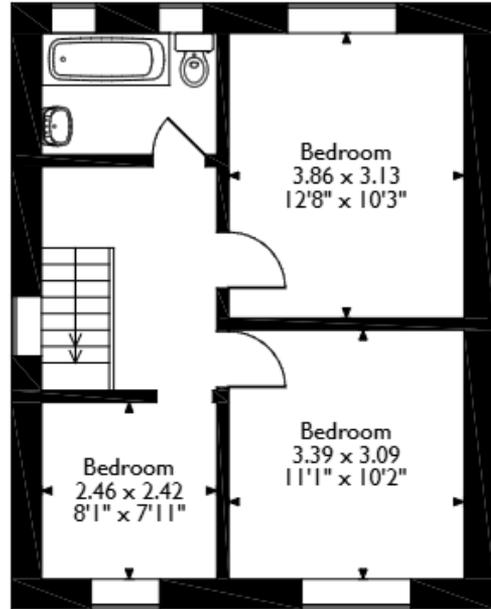
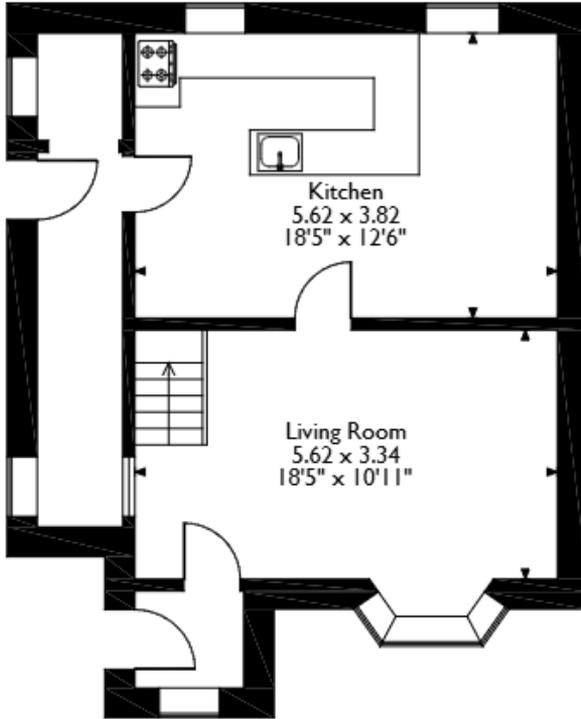
The interior of this property, which may require cosmetic upgrading throughout, comprises a spacious living room, and fitted kitchen on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside the family bathroom. The exterior boasts a private rear garden, with both decking and lawn areas, perfect for enjoying the summer months.

Located in the sought after village of Cefn Hengoed, Hengoed, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Hengoed Train Station, a variety of local bus routes, and quick access to the A470, leading to the M4.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Lansbury Avenue, Cefn Hengoed, Hengoed
 Approximate Gross Internal Area
 94 Sq M/1011 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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