

24 Lon Rhymni, Gellihaf, Blackwood, Caerphilly. NP12 2QZ

£279,950



**FOR SALE**



## PROPERTY DESCRIPTION

ABSOLUTELY STUNNING.... IMMACUTELY PRESENTED.....THREE BEDROOM DETACHED PROPERTY WITH EN SUITE SHOWER ROOM TO MASTER BEDROOM .... SITUATED IN THE MUCH SOUGHT AFTER LOCATION OF GELLIHAF.....

The property is centrally located within easy access to Bryn Meadows Golf Hotel and Spa and major road networks into Cardiff City Centre.

Ideal family home with accommodation briefly comprising to the ground floor, entrance hallway, wc/cloakroom, kitchen/breakfast room and lounge.

Whilst to the first floor there are three bedrooms with en suite shower room to master bedroom and family bathroom.

Other features include gas central heating, double glazing, front and rear garden, driveway leading to garage.

Viewing highly recommended in order to fully appreciate as properties of this standard seldom become available

## FEATURES

- IMMACULATLY PRESENTED THREE BEDROOM DETACHED PROPERTY
- WC/CLOAKROOM
- KITCHEN/BREAKFAST ROOM
- LOUNGE
- EN SUITE SHOWER ROOM TO MASTER BEDROOM
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- DRIVEWAY LEADING TO SINGLE GARAGE
- VIEWING A MUST TO FULLY APPRECIATE !!!
- EPC: B



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE

Enter via a composite door to the front aspect.

#### ENTRANCE HALLWAY

Smooth plastered and emulsioned finish to the walls and ceiling, central heating radiator, under stairs storage cupboard, stairs to the first floor.

#### WC/CLOAKS

2' 8" x 6' 6" (0.81m x 1.98m)

Obscure double glazed window to the front aspect, smooth plastered and emulsioned finish to the walls and ceiling, two piece suite comprising low level wc, pedestal wash hand basin with mixer tap over, tiled splash back areas, central heating radiator, porcelain tiled flooring.

#### KITCHEN/BREAKFAST ROOM

16' 4" x 9' 9" (4.98m x 2.97m)

Double glazed window to the front and side aspects, smooth plastered and emulsioned finish to the walls and ceiling, inset spot lighting to the ceiling, "Feature" glazed panel to dining area, range of wall and base units with square edge work surfaces over and matching upstands, one and half bowl stainless steel sink unit with mixer tap over, integrated fridge/freezer and dish washer, plumbing for automatic washing machine, four ring gas hob with chrome extractor over, single fan assisted electric oven, central heating radiator, porcelain tiled flooring.

#### LOUNGE

17' 1" x 10' 1" Max into recess (5.21m x 3.07m)

Double glazed window and "French" doors to the rear aspect, smooth plastered and emulsioned finish to the walls and ceiling, two central heating radiators.

### STAIRS TO THE FIRST FLOOR

#### LANDING

Double glazed window to the side aspect, smooth plastered and emulsioned finish to the walls and ceiling, access to loft space, storage cupboard housing wall mounted combination boiler serving domestic hot water and central heating system. Doors through to:

#### BEDROOM 1

9' 9" x 10' 3" Min (2.97m x 3.12m)

Double glazed window to the front aspect, smooth plastered and emulsioned finish to the walls and ceiling, central heating radiator.

#### EN SUITE SHOWER ROOM

6' 7" x 4' 1" (2.01m x 1.24m)

Smooth plastered and emulsioned finish to the walls and ceiling, three piece suite comprising, low level wc, pedestal wash hand basin with mixer tap over, step in shower enclosure with electric shower over, tiled splash back areas, wall mounted shaver point, central heating radiator, laminate flooring.

#### BEDROOM 2

10' 1" x 11' 3" Max into recess (3.07m x 3.43m)

Double glazed window to the rear aspect, smooth plastered and emulsioned finish to the walls and ceiling, central heating radiator.

#### BEDROOM 3

6' 7" x 10' 5" (2.01m x 3.17m)

Double glazed window to the rear aspect, smooth plastered and emulsioned finish to the walls and ceiling, central heating radiator.

#### BATHROOM

6' 7" x 6' 2" (2.01m x 1.88m)

Obscure double glazed window to the rear aspect, smooth plastered and emulsioned finish to the walls and ceiling, three piece suite comprising, deep panel bath with hand shower attachment, mixer tap and power shower over, pedestal wash hand basin with mixer tap over, low level wc, central heating radiator, tiled splash back areas, tiled flooring.

## ROOM DESCRIPTIONS

### OUTSIDE

#### FRONT

Steps up to the front door, slate area and mature shrubbery.

#### SIDE

Driveway offering ample off road parking leading to garage.

#### SINGLE GARAGE

Up and over garage door with power and electric.

#### REAR

Enclosed garden with paved patio area leading to lawn and gate to the side access.

#### 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

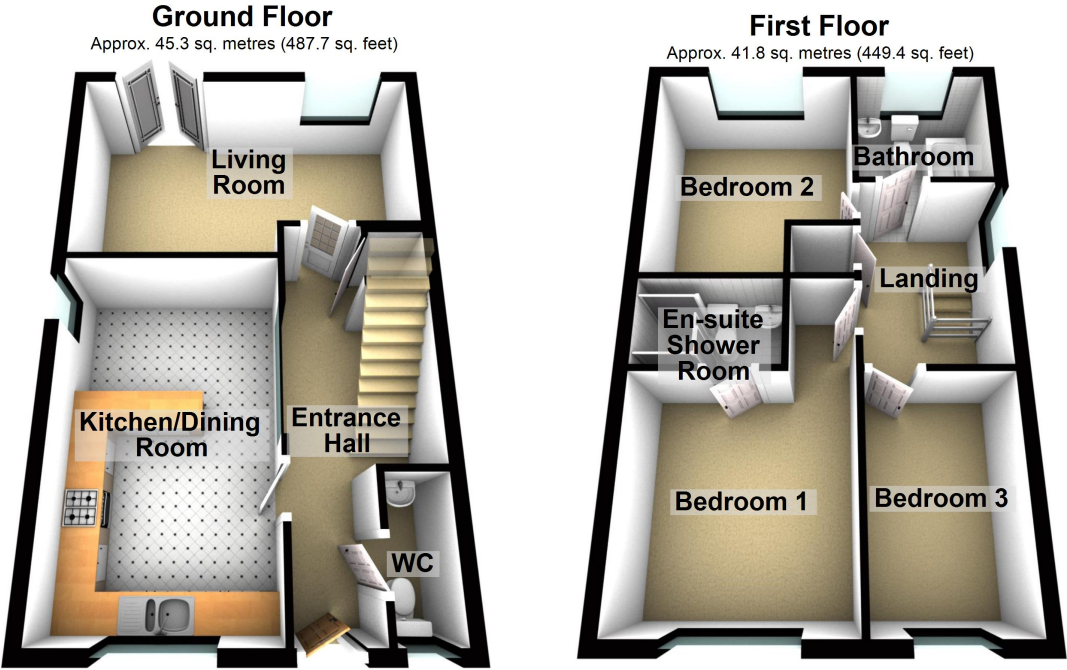
If you wish to view this property or place an offer please contact J W Homes Estate and Letting Agents on 01495 223757 where we will be able to offer free independent mortgage advice, if required.







FLOORPLAN & EPC



Total area: approx. 87.1 sq. metres (937.1 sq. feet)

