

34 Rhodfa Sirhywi, Gellihaf, Blackwood, Caerphilly. NP12 2RE

£340,000



FOR SALE

PROPERTY DESCRIPTION

AN EXECUTIVE FOUR DOUBLE BEDROOM DETACHED PROPERTY... SOUGHT AFTER LOCATION ... VIEWING ESSENTIAL...

We have great pleasure in offering FOR SALE this immaculately presented four bedroom detached property situated on the ever popular Hawtin Park in Gellihaf.

This property is centrally located within close proximity to Bryn Meadows Golf, Hotel & Spa and direct road links into Cardiff City Centre.

The property offers ideal family accommodation which briefly comprises to the ground floor, entrance hallway, 20ft lounge, wc/cloakroom and kitchen/dining room.

Whilst to the first floor are four double bedrooms with en suite to master and family bathroom.

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

Viewing essential in order to appreciate the size and standard of accommodation offered FOR SALE !!

FEATURES

- EXECUTIVE DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- 20FT LOUNGE
- KITCHEN/DINING ROOM
- WC/CLOAKROOM
- EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- GENEROUS REAR GARDEN
- VIEWING ESSENTIAL IN ORDER TO FULLY APPRECIATE !!
- EPC : B



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE

Part glazed door and double glazed window to the front aspect.

ENTRANCE HALLWAY

Smooth plastered and emulsioned finish to the walls and ceiling, central heating radiator, herringbone effect wood flooring, under stairs storage cupboard, stairs to the first floor. Doors through to:

LOUNGE

10' 8" x 20' 3" Excluding bay(3.25m x 6.17m)

Smooth plastered and emulsioned finish to the walls and ceiling double glazed box bay window to the front aspect, two double glazed windows to the side aspect, double glazed "French" doors and windows to the rear aspect, two central heating radiators, herring bone effect wooden floor, "Feature" wall mounted electric log effect fire to media wall.

WC/CLOAKS

6' 6" x 3' 8" (1.98m x 1.12m)

Smooth plastered and emulsioned finish to the walls and ceiling, obscure double glazed window to the rear aspect, two piece suite comprising: close coupled wc, pedestal wash hand basin with mixer tap over, tiled splash back areas, central heating radiator, laminate flooring.

KITCHEN/DINING ROOM

9' 9" x 23' 5" (2.97m x 7.14m)

Smooth plastered and emulsioned finish to the walls and ceiling, double glazed window to the front and rear aspects, double glazed door to the side aspect, central heating radiator, inset spot lighting, range of wall and base units with complimentary work surfaces over, matching upstands and breakfast bar, 1 & 1/2 stainless steel sink with drainer and mixer tap over, integrated appliances include four ring gas hob with extractor over and chrome splash back, eye level electric double oven, fridge/freezer, washing machine, and dishwasher, laminate flooring.

STAIRS TO THE FIRST FLOOR

LANDING

Smooth plastered and emulsioned finish to the walls and ceiling, double glazed window to the rear aspect, central heating radiator, storage cupboard housing wall mounted boiler serving domestic hot water and central heating system. Doors through to:

BEDROOM 1

10' 7" x 11' 0" (3.23m x 3.35m)

Smooth plastered and emulsioned finish to the walls and ceiling, access to loft space, double glazed window to the front aspect, fitted part mirrored wardrobes to the one wall, central heating radiator. Door into .:

EN SUITE SHOWER ROOM

6' 8" x 5' 1" (2.03m x 1.55m)

Smooth plastered and emulsioned finish to the walls and ceiling, double glazed window to the front aspect, three piece suite comprising: double step in shower enclosure with shower over, close coupled wc, pedestal wash hand basin with mixer tap over, tiled splash back areas, extractor, shaver point, central heating radiator.

BEDROOM 2

11' 1" x 9' 8" (3.38m x 2.95m)

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

BEDROOM 3

9' 7" x 9' 1" (2.92m x 2.77m)

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

BEDROOM 4

9' 7" x 7' 2" (2.92m x 2.18m)

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

ROOM DESCRIPTIONS

BATHROOM

6' 2" x 6' 6" (1.88m x 1.98m)

Smooth plastered and emulsioned finish to the walls and ceiling, obscure double glazed window to the side aspect, three piece suite comprising: deep panel bath with twin heads shower over, pedestal wash hand basin with mixer tap over, close coupled wc, tiled splash back areas, central heating radiator.

OUTSIDE

FRONT

Steps up to front door, shrubbery to the sides

SIDE

Driveway offering ample off road parking leading to the garage, access to the rear garden.

SINGLE GARAGE

Up and over garage door with electric and power.

REAR

Enclosed generous rear garden, with patio area leading to lawn and trees.

N.B.

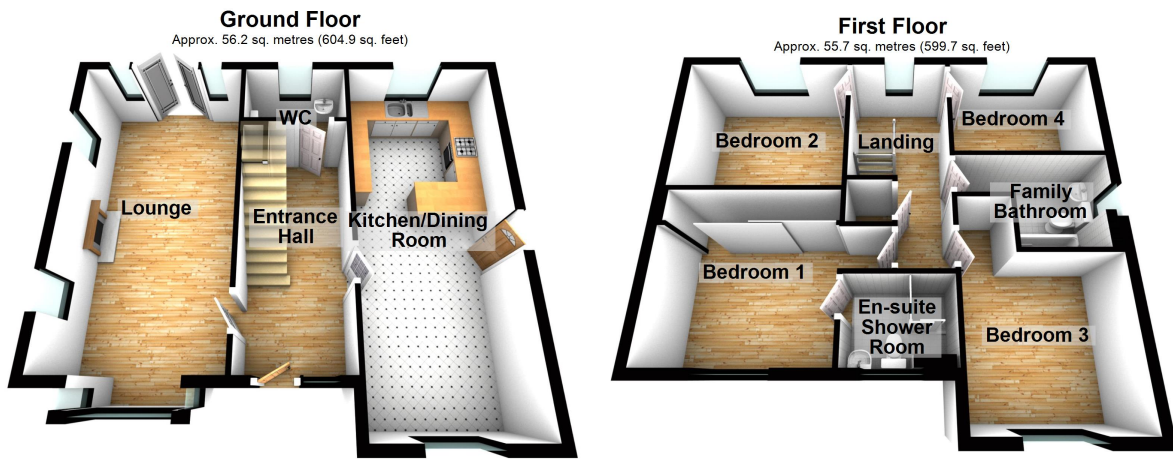
J W Homes Estate and Lettings Agents stress that all prospective purchasers must satisfy themselves as to the condition of the property and all installations.

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. 111.9 sq. metres (1204.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	