

Garden House, Oakdale, Blackwood, Caerphilly. NP12 0NF

£449,995



**FOR SALE**

## PROPERTY DESCRIPTION

UNIQUELY DESIGNED MODERN DETACHED PROPERTY ...4 WELL PROPORTIONED BEDROOMS .. TWO ULTRA MODERN EN SUITES ... VERSATILE KITCHEN/DINING ROOM... SWEEPING DRIVEWAY LEADING TO GARAGE.... NO CHAIN !!!!

J W Homes are delighted to offer for sale this individually designed detached property situated in the much sought after location of Oakdale, which is within a stones throw away from the village square with local shops, Health Centre, Dentist, Library and both Welsh and English speaking schools.

Immaculately presented to a high specification the accommodation briefly comprises to the ground floor, entrance hallway with an impressive "Bespoke" solid oak staircase, wc/cloakroom, lounge, versatile kitchen/dining room, utility room, study and internal access to the garage.

Whilst to the first floor are four bedrooms two with en suite facilities and family bathroom.

Other features include under floor heating to the ground floor, gas central heating, double glazing, sweeping shared driveway offering ample off road parking leading to garage with electric remote control door and enclosed rear garden.

An internal viewing highly recommended in order to fully appreciate the standard of accommodation offered for sale.

No Chain !!!

## FEATURES

- INDIVIDUALLY DESIGNED MODERN DETACHED PROPERTY
- 4 WELL PROPORTIONED BEDROOMS
- 2 ULTRA MODERN EN SUITES
- LOUNGE & STUDY
- VERSATILE KITCHEN/DINING ROOM
- WC/CLOAKROOM & UTILITY ROOM
- FAMILY BATHROOM
- UNDER FLOOR HEATING TO THE GROUND FLOOR
- SWEEPING DRIVEWAY LEADING TO GARAGE
- NO CHAIN !!!
- AN INTERNAL VIEWING IS ESSENTIAL IN ORDER TO FULLY APPRECIATE
- EPC: B



## ROOM DESCRIPTIONS

### ENTRANCE

Enter via a composite door with glazed side panel to the front aspect.

### ENTRANCE HALLWAY

Double glazed window to the front aspect, "Bespoke" solid oak staircase with glass inset panels leading to the first floor, smooth plastered and emulsioned finish to the walls and ceiling, generous under stairs storage cupboard, oak flooring with under floor heating.

### CLOAKROOM

3' 5" x 9' 6" (1.04m x 2.90m)  
Smooth plastered and emulsioned finish to the walls and ceiling, inset spot lighting to the ceiling, modern two piece suite comprising, vanity unit with wash hand basin with mixer tap over and complimentary drawers and storage cupboard, close coupled wc, extractor fan, tiled flooring with under floor heating.

### LOUNGE

14' 0" x 16' 1" (4.27m x 4.90m)  
Double glazed window to the front aspect, smooth plastered and emulsioned finish to the walls and ceiling, under floor heating.

### OPEN PLAN KITCHEN/BREAKFAST ROOM

26' 7" x 12' 1" (8.10m x 3.68m)  
Double glazed window and "French" doors to the rear aspect, smooth plastered and emulsioned finish to the walls and ceiling, inset spot lighting to the ceiling, "Magnet" fitted kitchen boasting a range wall and base units with "Minerva" work surfaces over with matching upstands and breakfast bar, under lighting to wall units, one and half "Schock" quartz composite sink and drainer with mixer tap over, integrated appliances include wine chiller and wine rack, tall fridge and freezer, dishwasher, eye level double electric oven, five ring ceramic hob with a contemporary chrome and glass cooker hood over, ceramic tiled/oak flooring with under floor heating.

### INNER HALLWAY

Smooth plastered and emulsioned finish to the walls and ceiling, inset spot lighting to the ceiling, oak flooring.  
Doors through to:

### UTILITY ROOM

6' 6" x 8' 9" (1.98m x 2.67m)  
Double glazed window and door to the rear aspect, smooth plastered and emulsioned finish to the walls and ceiling, inset spot lighting to the ceiling, range of modern wall and base units with inset granite single sink and drainer with laminate work surfaces and matching upstands, plumbing for automatic washing machine and space for tumble dryer, extractor, ceramic tiled flooring with under floor heating.

### STUDY

4' 5" x 9' 6" (1.35m x 2.90m)  
Double glazed window to the front aspect, smooth plastered and emulsioned finish to the walls and ceiling, under floor heating.

### GARAGE

9' 5" x 18' 0" (2.87m x 5.49m)  
Double glazed window to the rear aspect, wall mounted combination boiler serving domestic hot water and central heating system, power and electric, remote control electric shutter door.

### STAIRS TO THE FIRST FLOOR

### LANDING

Two double glazed windows to the front aspect, smooth plastered and emulsioned finish to the walls and ceiling, "Bespoke" solid oak balustrade with glass inset panels, access to loft space with wooden retractable ladder into loft space, airing cupboard with slatted shelving and central heating radiator.

### BEDROOM 1

14' 0" x 11' 9" (4.27m x 3.58m)  
Double glazed window to the front aspect, smooth plastered and emulsioned finish to the walls and ceiling, central heating radiator.

## ROOM DESCRIPTIONS

### EN SUITE SHOWER ROOM

4' 0" x 10' 2" (1.22m x 3.10m)

Smooth plastered and emulsioned finish to the walls and ceiling, inset spot lighting to the ceiling, modern three piece suite comprising, vanity unit with wash hand basin with mixer tap over and complimentary drawers and storage cupboard, close coupled wc, step in shower enclosure with power shower over, twin shaver point, wall mounted chrome heated towel rail, extractor fan, tiled flooring.

### BEDROOM 2

10' 1" x 12' 2" (3.07m x 3.71m)

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

### EN SUITE SHOWER ROOM

3' 9" x 12' 1" (1.14m x 3.68m)

Smooth plastered and emulsioned finish to the walls and ceiling, inset spot lighting to the ceiling, modern three piece suite comprising, vanity unit with wash hand basin with mixer tap over and complimentary drawers and storage cupboard, close coupled wc, step in shower enclosure with power shower over, twin shaver point, wall mounted chrome heated towel rail, extractor fan, tiled flooring.

### BEDROOM 3

11' 1" x 12' 0" (3.38m x 3.66m)

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

### BEDROOM 4

8' 5" x 9' 1" (2.57m x 2.77m)

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

### BATHROOM

Obscure double glazed window to the rear aspect, smooth plastered and emulsioned finish to the walls and ceiling, inset spot lighting to the ceiling, modern three piece suite comprising, "P" shape panel bath with mixer tap and power shower over, vanity unit with wash hand basin with mixer tap over and complimentary storage cupboards, close coupled wc, twin shaver point, wall mounted chrome heated towel rail, extractor fan, tiled flooring.

### OUTSIDE

#### FRONT

Sweeping block paved shared driveway leading to ample off road parking and garage, "Indian Sandstone" terrace, security lighting and exterior lighting, mature shrubbery, wooden fence and gate giving access to the rear garden.

#### REAR

Enclosed generous size garden with feather edge fencing around lawn leading to paved patio area and gravelled borders, raised beds with a range of mature shrubbery, plants, flowers and trees, security lighting, outside tap and garden shed.

#### N.B.

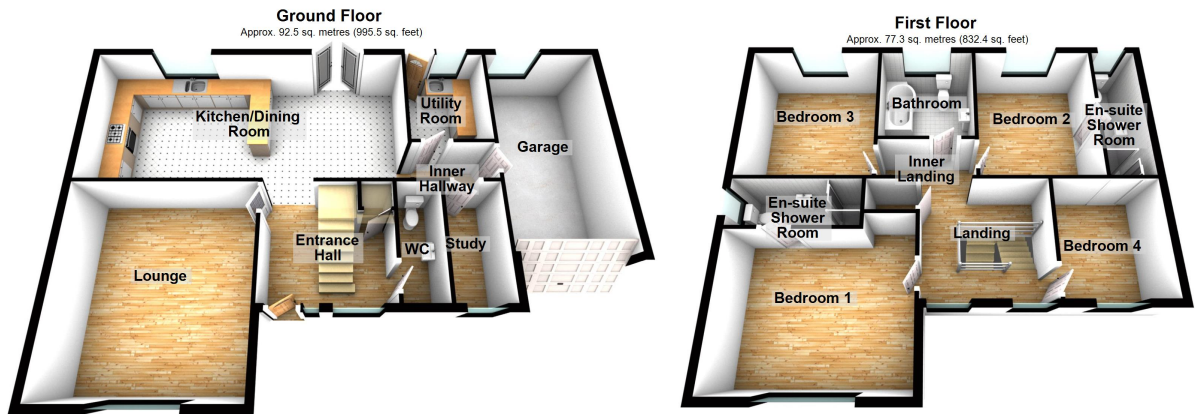
J W Homes Estate and Lettings Agents stress that all prospective purchasers must satisfy themselves as to the condition of the property and all installations.

#### 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. 169.8 sq. metres (1828.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	