

4 Pen Y Groes, Oakdale, Blackwood, Caerphilly. NP12 0ER

£299,950



REDUCED

PROPERTY DESCRIPTION

This spacious detached property situated in a popular location would make the perfect family home.

Conveniently located with schools and local amenities within walking distance.

Accommodation briefly comprising to the ground floor, entrance hallway, ground floor wc, living room and separate dining room, fitted kitchen/breakfast room and utility room.

To the first floor are four bedrooms (Master benefits from en suite facilities) and family shower room.

Externally the property benefits from flat low maintenance gardens to the front and rear and garage with driveway.

This property is being offered FOR SALE with NO Onward Chain!!!

A viewing is strongly advised !!

FEATURES

- SPACIOUS DETACHED FAMILY HOME
- 4 BEDROOMS
- LIVING & DINING ROOM
- FITTED KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- FAMILY SHOWER ROOM & GROUND FLOOR WC
- EN SUITE SHOWER ROOM
- FRONT & REAR GARDENS
- GARAGE & DRIVEWAY
- EPC: D



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE

Enter via an obscure double glazed front door.

ENTRANCE HALLWAY

Coved and textured finish to the ceiling, smooth plastered and emulsioned finish to the walls, central heating radiator, stairs to the first floor, under stairs storage cupboard. Doors through to:

GROUND FLOOR WC

Low level wc, wall mounted wash hand basin, textured finish to the ceiling, smooth plastered and emulsioned finish to the walls, tiled splash back areas, obscure double glazed window to the front aspect, central heating radiator.

LIVING ROOM

11' 8" x 16' 4" Into bay (3.56m x 4.98m)
Coved and textured finish to the ceiling, smooth plastered and emulsioned finish to the walls, double glazed window to the front aspect, "Feature" fire surround with hearth and electric fire, central heating radiator.

DINING ROOM

9' 6" x 10' 6" (2.90m x 3.20m)
Coved and textured finish to the ceiling, smooth plastered and emulsioned finish to the walls, central heating radiator, double glazed patio door through to:

CONSERVATORY

6' 4" x 9' 8" (1.93m x 2.95m)
Double glazed windows to both sides and to the rear aspects, double glazed door to the side aspect, floor tiled in ceramics.

KITCHEN/BREAKFAST ROOM

11' 1" x 10' 6" (3.38m x 3.20m)
Fitted base and wall units with rolled edge work surfaces over, inset stainless steel sink unit with mixer tap over, integrated electric oven, gas hob with extractor over. Textured finish to the ceiling, smooth plastered and emulsioned finish to the walls, tiled splash back areas, double glazed window to the rear aspect, central heating radiator. Archway through to:

UTILITY ROOM

6' 2" x 9' 7" (1.88m x 2.92m)
Fitted wall and base units with rolled edge work surfaces over, inset stainless steel sink unit, plumbing for automatic washing machine, space for tumble dryer and fridge/freezer, wall mounted gas fired boiler serving domestic hot water and central heating system, textured finish to the ceiling, smooth plastered and emulsioned finish to the walls, tiled splash back areas, double glazed door to the rear aspect. Door through to garage.

STAIRS TO THE FIRST FLOOR

LANDING

Textured finish to the ceiling, access to loft space, smooth plastered and emulsioned finish to the ceiling, central heating radiator, airing cupboard housing hot water cylinder. Doors through to:

BEDROOM 1

13' 4" To wardrobes x 13' 5" (4.06m x 4.09m)
Textured finish to the ceiling, smooth plastered and emulsioned finish to the walls, double glazed window to the front aspect, central heating radiator, built in wardrobes.

EN SUITE SHOWER ROOM

Pedestal wash hand basin, step in shower enclosure, low level wc, textured finish to the ceiling, smooth plastered and emulsioned finish to the walls, tiled splash back areas, obscure double glazed window to the front aspect, central heating radiator.

ROOM DESCRIPTIONS

BEDROOM 2

8' 4" x 12' 5" (2.54m x 3.78m)

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

BEDROOM 3

9' 6" x 11' 8" (2.90m x 3.56m)

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

BEDROOM 4

9' 9" x 10' 8" (2.97m x 3.25m)

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

SHOWER ROOM

Pedestal wash hand basin, low level wc, shower enclosure with electric shower over, textured finish to the ceiling, walls part PVC panelling and part tiled in ceramics.

OUTSIDE

FRONT

Lawn maintenance front garden laid with "Cotswold" style chippings. Double tarmac driveway providing ample parking.

GARAGE

8' 2" x 17' 5" (2.49m x 5.31m)

Single garage with electric roller shutter garage door, smooth plastered and emulsioned finish to the walls and ceiling, power and lighting, internal door through to utility room.

SIDE

Pedestrian access to the rear.

REAR

Enclosed level low maintenance rear garden laid with chippings, good size paved patio area, outside tap.

N.B.

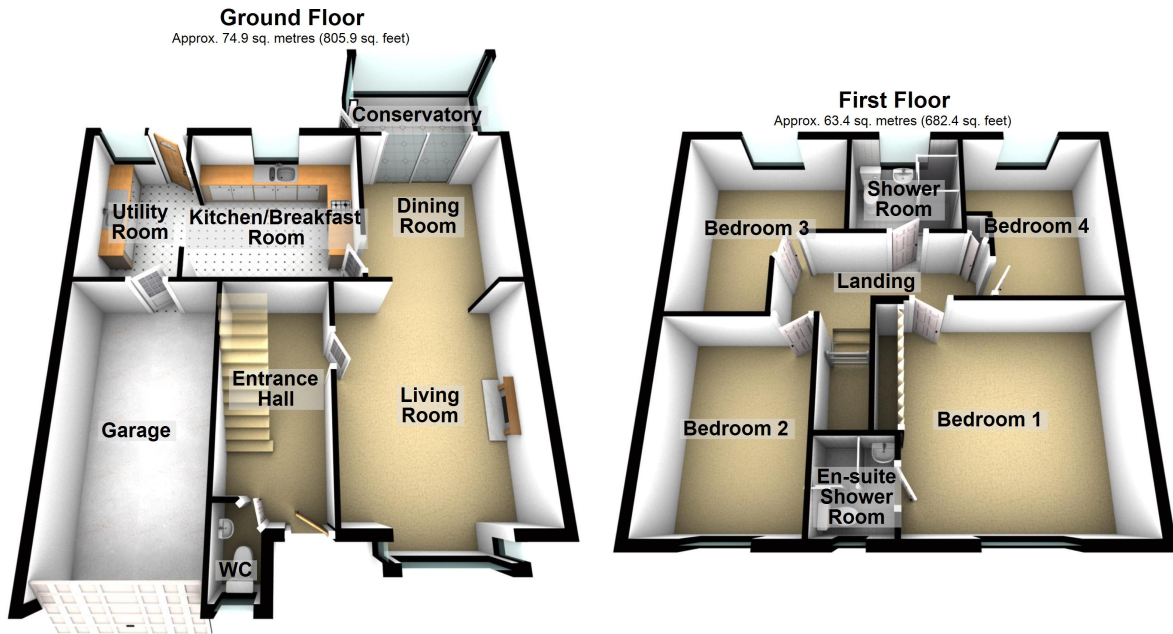
J W Homes Estate and Lettings Agents stress that all prospective purchasers must satisfy themselves as to the condition of the property and all installations.

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. 138.3 sq. metres (1488.3 sq. feet)

