

60 Fflorens Road, Newbridge, Newport, Caerphilly. NP11 3DW

£295,000



**REDUCED**



## PROPERTY DESCRIPTION

This NEW BUILD DETACHED FAMILY HOME is located in Treowen which is a popular residential area in Newbridge within close proximity to local amenities and schools, Newbridge Town Centre, railway station, leisure centre and comprehensive school are a short drive away.

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

To the first floor are three bedrooms (Master benefiting from en suite facilities) and family bathroom.

Further benefits include under floor heating to the ground floor, double glazing, gardens and off road parking for up to three family vehicles.

A viewing of this property is strongly advised!!!

## FEATURES

- DETACHED NEW BUILD
- 3 BEDROOMS
- LIVING ROOM
- KITCHEN/DINING ROOM
- GROUND FLOOR WC
- 1st FLOOR BATHROOM & EN SUITE SHOWER ROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- PARKING FOR 3 VEHICLES
- MUST BE VIEWED !!



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE

Enter via an obscure double glazed composite front door.

#### ENTRANCE HALLWAY

Smooth plastered and emulsioned finish to the walls and ceiling, stairs to the first floor, under floor heating. Doors through to:

#### GROUND FLOOR WC

Low level wc, corner wash hand basin with mixer tap over, smooth plastered and emulsioned finish to the walls and ceiling, obscure double glazed window to the front aspect, under floor heating.

#### LIVING ROOM

9' 6" x 17' 9" (2.90m x 5.41m)

Smooth plastered and emulsioned finish to the walls and ceiling, double glazed window to the front aspect, double glazed double doors to the rear garden, under floor heating.

#### KITCHEN/DINING ROOM

17' 9" x 11' 8" Approx (5.41m x 3.56m)

Fitted kitchen comprising a range of wall and base units with complimentary work surfaces over and matching up stands, single sink unit with mixer tap over, integrated appliances include electric oven, induction hob with extractor fan over, fridge/freezer and washing machine. Wall mounted gas fired combination boiler serving domestic hot water and central heating system, smooth plastered and emulsioned finish to the walls and ceiling, double glazed windows to the front and rear aspects, obscure double glazed door to the side aspect, under floor heating.

#### UTILITY CUPBOARD

Smooth plastered and emulsioned finish to the walls and ceiling.

### STAIRS TO THE FIRST FLOOR

#### LANDING

Smooth plastered and emulsioned finish to the walls and ceiling, access to loft space, double glazed window to the rear aspect, glass screen balustrade. Doors through to:

#### MASTER BEDROOM

9' 6" x 13' 6" (2.90m x 4.11m)

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

#### EN SUITE SHOWER ROOM

Step in shower enclosure, vanity unit housing wash hand basin with mixer tap over, low level wc, smooth plastered and emulsioned finish to the walls and ceiling, tiled splash back areas, obscure double glazed window to the rear aspect, wall mounted heated towel rail.

#### BEDROOM 2

8' 7" x 9' 0" (2.62m x 2.74m)

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

#### BEDROOM 3

8' 6" x 9' 4" (2.59m x 2.84m)

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

#### BATHROOM

White bathroom suite comprising vanity unit housing wash hand basin with mixer tap over, low level wc, panelled bath with mixer tap and shower over, glass shower screen, smooth plastered and emulsioned finish to the walls and ceiling, tiled splash back areas, wall mounted heated towel rail, obscure double glazed window to the rear aspect.

## ROOM DESCRIPTIONS

### OUTSIDE

#### FRONT

Block paved driveway providing ample off road parking for up to three family vehicles.

#### SIDE

"Indian Sandstone" pathways leading to the rear garden.

#### REAR

Enclosed tiered rear garden with "Indian Sandstone" patio area, outside tap, external electrical sockets and hot tub supply.

#### 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