

79 Waunborfa Road, Cefn Fforest, Blackwood, Caerphilly. NP12 3LA

£169,995



**FOR SALE**

## PROPERTY DESCRIPTION

EXCELLENT FAMILY ACCOMMODATION... EXTENDED THREE BEDROOM SEMI DETACHED .... OFF ROAD PARKING.... NO CHAIN....

Extended three three bedroom semi detached property situated in the village of Cefn FForest which boasts from a wealth of local amenities including shops, schools and leisure centre.

The accommodation briefly comprises to the ground floor, entrance hallway, open plan lounge/dining room, kitchen/breakfast room and bathroom.

Whilst to the first floor are three bedrooms.

Other features include gas central heating, double glazing, front, side and rear mature gardens and off road parking.

Viewing recommended.

No Chain !!

## FEATURES

- EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY
- OPEN PLAN LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR BATHROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- FRONT & GENEROUS REAR GARDEN
- OFF ROAD PARKING
- NO CHAIN !!!
- VIEWING RECOMMENDED
- EPC : COMMISSIONED



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE

Enter via an double glazed front door.

#### ENTRANCE HALLWAY

Double glazed window to the front aspect, textured finish to the ceiling, stairs to the first floor, under stairs storage cupboard, central heating radiator. Door through into:

#### DINING ROOM

10' 0" x 10' 0" (3.05m x 3.05m)

Double glazed box bay window to the front aspect, coved and textured finish to the ceiling, dado rail, central heating radiator, laminate flooring. Open plan to:

#### LOUNGE

15' 9" x 11' 1" (4.80m x 3.38m)

Double glazed window to the side aspect, coved and textured finish to the ceiling, dado rail, "Feature" fire surround with inset coal effect fire (Untested) central heating radiator, laminate flooring.

#### KITCHEN/BREAKFAST ROOM

15' 2" x 9' 5" (4.62m x 2.87m)

Double glazed window to the side aspect, coved finish to the ceiling, access to loft space, range of wall and base units with complimentary rolled edge work surfaces over, one and half bowl stainless steel sink unit with drainer and mixer tap over, plumbing for automatic washing machine, space for slot in electric cooker, wall mounted black extractor, space for fridge/freezer and tumble dryer, storage cupboard, central heating radiator, tiled flooring.

#### LOBBY

Double glazed door to the side aspect, obscure double glazed window to the rear aspect, coved finish to the ceiling, central heating radiator. tiled flooring. Door to:

### GROUND FLOOR BATHROOM

Obscure double glazed window to the rear aspect, coved finish to the ceiling, three piece suite comprising, panelled bath with shower over, vanity unit housing wash hand basin with mixer tap over, close coupled wc, tiled splash back areas, extractor fan, wall mounted chrome heated towel rail, tiled flooring.

### STAIRS TO THE FIRST FLOOR

#### LANDING

Double glazed window to the side aspect, access to loft space. Doors through to:

#### BEDROOM 1

15' 6" x 8' 6" (4.72m x 2.59m)

Two double glazed windows to the front aspect, textured finish to the ceiling, central heating radiator.

#### BEDROOM 2

8' 1" x 11' 6" (2.46m x 3.51m)

Double glazed window to the rear aspect, textured finish to the ceiling, central heating radiator.

#### BEDROOM 3

6' 5" x 7' 9" (1.96m x 2.36m)

Double glazed window to the rear aspect, two central heating radiators, laminate flooring.

### OUTSIDE

#### FRONT

Forecourted frontage with mature shrubbery and pathway around the side leading to the rear garden.

#### SIDE

Mature shrubbery and patio area.

#### REAR

Patio area leading to lawn, off road parking and pergola.

## ROOM DESCRIPTIONS

### **N.B.**

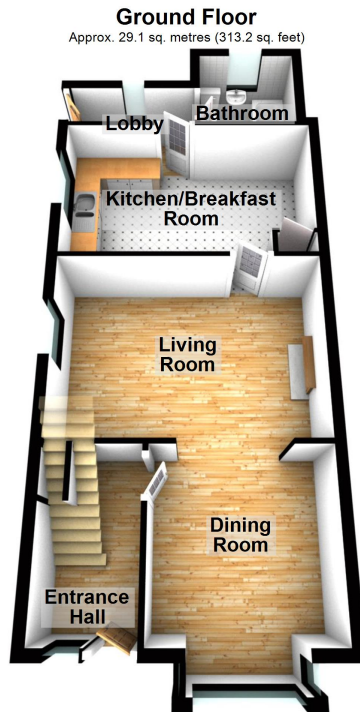
J W Homes Estate and Lettings Agents stress that all prospective purchasers must satisfy themselves as to the condition of the property and all installations.

### **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. 57.7 sq. metres (621.3 sq. feet)