

9 Cherry Grove, Crumlin, Newport, Caerphilly. NP11 3DF

£179,950



**REDUCED**



## PROPERTY DESCRIPTION

A UNIQUE OPPORTUNITY TO PURCHASE THIS THREE BEDROOM SEMI DETACHED PROPERTY SET ON A CORNER PLOT IN A CUL DE SAC LOCATION IN CROESPENMAEN.....

We are delighted to offer For Sale this three bedroom semi detached property situated in the village of Croespenmaen which is within close proximity to Pen y Fan Country Park which provides ideal facilities for dog walking, cycling and family days out. Easy access to major road networks and rail links.

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

Whilst to the first floor are three bedrooms.

Other features include gas central heating, double glazing, front, rear and side gardens, driveway leading to single garage.

Viewing highly recommended in order to fully appreciate.

No Chain !!!

## FEATURES

- 3 BEDROOM SEMI DETACHED PROPERTY
- SET ON A GENEROUS CORNER PLOT
- KITCHEN/BREAKFAST ROOM
- LOUNGE
- GROUND FLOOR BATHROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- FRONT, REAR AND SIDE GARDENS
- DRIVING LEADING TO GARAGE
- NO CHAIN!!!
- EPC: C



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE

Enter via a double glazed door to the side aspect.

#### ENTRANCE HALLWAY

Textured finish to the ceiling, central heating radiator, stairs to the first floor, laminate flooring. Doors through to:

#### LOUNGE

16' 3" Max into recess x 13' 3" Max into recess (4.95m x 4.04m)

Coved finish to the ceiling, double glazed sliding patio doors to the front aspect, "Feature" surround fire place with inset electric fire, central heating radiator,.

#### KITCHEN/BREAKFAST ROOM

9' 4" x 11' 8" (2.84m x 3.56m)

Coved finish to the ceiling, double glazed window and door to the rear aspect, range of wall and base units with rolled edge work surfaces over, tiled splash back areas, inset stainless steel single sink unit with drainer and mixer tap over, plumbing for automatic washing machine, space for slot in cooker, space for fridge/freezer, storage cupboard housing wall mounted combination boiler serving central heating system and domestic hot water, tiled flooring.

#### GROUND FLOOR BATHROOM

6' 2" x 5' 4" (1.88m x 1.63m)

Textured finish to the ceiling, obscure double glazed window to the rear aspect, three piece suite comprising: low level wc, panelled bath with independent electric shower over, pedestal wash hand basin, tiled surround to the walls, wall mounted chrome heated towel rail, tiled flooring.

### STAIRS TO THE FIRST FLOOR

#### LANDING

Textured finish to the ceiling, access to loft space, double glazed window to the side aspect,. Doors through to:

### BEDROOM 1

16' 3" Max into recess x 12' 0" Max (4.95m x 3.66m)  
Coved and textured finish to the ceiling, double glazed window to the rear aspect, central heating radiator, laminate flooring.

### BEDROOM 2

13' 2" x 8' 3" (4.01m x 2.51m)

Textured finish to the ceiling, double glazed window to the front aspect, dado rail, door to large storage cupboard, central heating radiator, laminate flooring.

### BEDROOM 3

14' 1" Max into recess x 7' 10" Max into recess (4.29m x 2.39m)

Textured finish to the ceiling, double glazed window to the front aspect, central heating radiator.

### OUTSIDE

#### FRONT

Generous corner plot with lawns and block paved driveway leading to detached single garage.

#### SINGLE GARAGE

Up and over garage door, window to the side aspect and double glazed door giving access to the rear garden.

#### REAR

Enclosed garden with paved patio area with gravelled edging.

#### 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

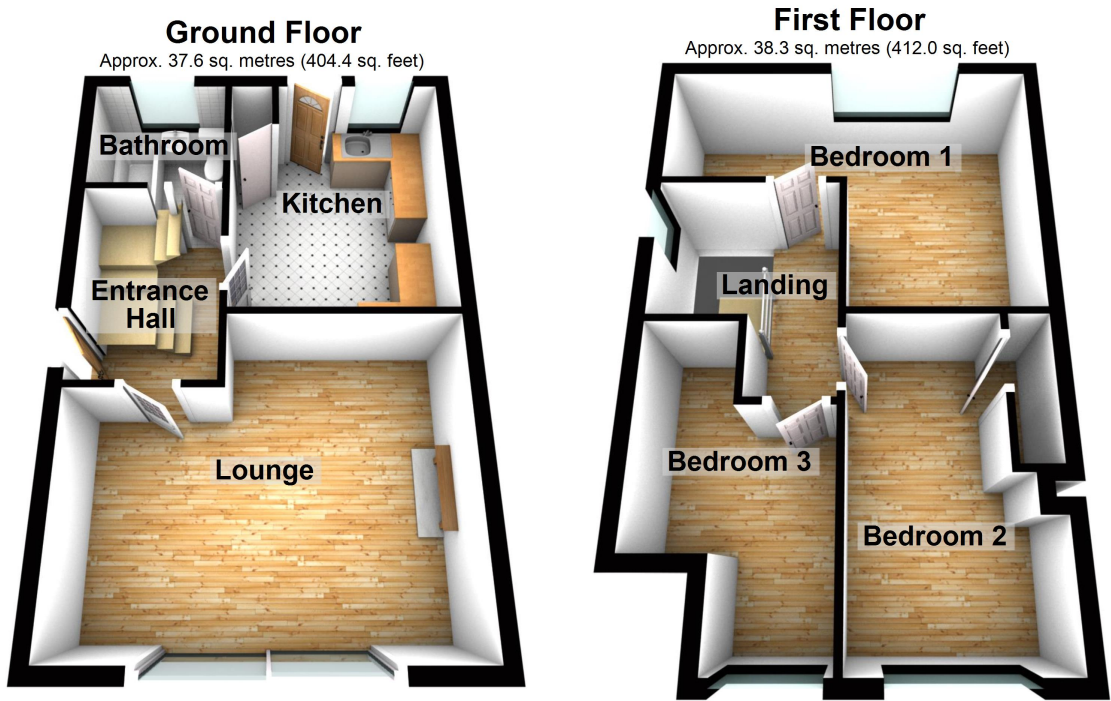
If you wish to view this property or place an offer please contact J W Homes Estate and Letting Agents on 01495 223757 where we will be able to offer free independent mortgage advice, if required.







FLOORPLAN & EPC



Total area: approx. 75.8 sq. metres (816.4 sq. feet)

