

7 Laurel Drive, Pontllanfraith, Blackwood, Caerphilly. NP12 2PR

£319,950



FOR SALE

PROPERTY DESCRIPTION

DECEPTIVELY SPACIOUS FAMILY HOME... POPULAR LOCATION... BOASTING THREE DOUBLE BEDROOMS... GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM... ENCLOSED MATURE GARDENS.... DRIVEWAY & CAR PORT... NO CHAIN....

An exciting opportunity to purchase this well presented three double bedroom detached property situated on the popular residential location on The Bryn Estate in Pontllanfraith which is ideally located within close proximity to local schools, major road networks and local amenities.

Accommodation briefly comprises to the ground floor, entrance hallway, lounge/dining room kitchen, snug, shower room and bedroom.

Whilst to the first floor are two further bedrooms, the one has a balcony overlooking the rear garden ideal for taking your morning Coffee and family bathroom.

Other features include gas central heating, majority double glazing, enclosed mature front and rear gardens, driveway leading to car port.

Viewing a must in order to fully appreciate the size of accommodation offered for sale.

No Chain !!

FEATURES

- DECEPTIVELY SPACIOUS DETACHED PROPERTY
- 3 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM
- 1ST FLOOR BATHROOM
- ENCLOSED MATURE FRONT & REAR GARDENS
- DRIVEWAY LEADING TO CAR PORT OFFERING AMPLE OFF ROAD PARKING
- VIEWING HIGHLY RECOMMENDED
- NO CHAIN
- EPC : COMMISSIONED



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE

Enter via part glazed wooden front door.

ENTRANCE HALLWAY

single glazed window to the side aspect, textured finish to the ceiling, picture rail, stairs to the first floor, central heating radiator, door to storage cupboard, wooden flooring.

LOUNGE

11' 5" x 16' 8" (3.48m x 5.08m)

Double glazed bay window to the front aspect, coved to textured finish to the ceiling, picture rail, inset electric fire with "Feature" surround, two wall mounted lights, central heating radiator. Open plan to:

DINING ROOM

11' 0" x 9' 9" (3.35m x 2.97m)

Double glazed windows to the front and side aspects, coved to textured finish to the ceiling, two wall mounted lights, central heating radiator.

KITCHEN

10' 3" x 10' 2" (3.12m x 3.10m)

Double glazed window to the side aspect, part glazed wooden door to the side aspect, coved finish to the ceiling with inset spot lighting, range of wall and base units with square edge work surfaces over, inset ceramic one and half bowl sink unit with mixer tap over, tiled splash back areas, four ring electric hob with extractor over, single fan assisted electric oven, space for under counter fridge, plumbing for automatic washing machine.

SHOWER ROOM

8' 3" x 6' 9" (2.51m x 2.06m)

Obscure double glazed window to the side aspect, coved finish to the ceiling, three piece suite comprising, double shower enclosure with electric shower over, close coupled wc, vanity unit house wash hand basin with mixer tap over, tiled splash back areas, wall mounted heated chrome towel rail.

SNUG

12' 4" x 9' 4" (3.76m x 2.84m)

Double glazed sliding patio door, picture rail, freestanding surround with inset electric fire, central heating radiator, wooden flooring.

BEDROOM 1

9' 2" x 14' 0" (2.79m x 4.27m)

Double glazed window to the rear aspect, coved and textured finish to the ceiling, central heating radiator, two double wardrobes with bedside cabinets and over head storage.

STAIRS TO THE FIRST FLOOR

LANDING

Access to loft space, picture rail, door to eaves storage. Doors through to:

BEDROOM 2

11' 5" x 15' 11" (3.48m x 4.85m)

Double glazed window window to the front aspect, two double wardrobes with complimentary dressing table, central heating radiator, door to eaves storage.

BATHROOM

5' 3" x 10' 4" (1.60m x 3.15m)

Three obscure double glazed windows to the side aspect, inset spot lighting, three piece suite comprising: panelled bath with mixer tap and hand shower over, low level wc, vanity unit housing wash hand basin with mixer tap over, tiled splash back areas storage cupboard housing wall mounted boiler serving domestic hot water and central heating system, wall mounted chrome heated towel rail, tiled flooring.

BEDROOM 3

11' 5" x 12' 7" (3.48m x 3.84m)

Double glazed "French" door leading to balcony over looking to rear garden, central rose to the ceiling, freestanding surround with inset electric fire, central heating radiator. doors to either side giving access to eaves storage.

ROOM DESCRIPTIONS

OUTSIDE

FRONT

Block paved driveway leading to car port offering ample off road parking, storage area with electric, double glazed window and door to the rear aspect, range of mature shrubbery, trees and lawn.

SIDE

Paved pathway and shrubbery to raised borders.

REAR

Enclosed garden with paved patio area leading to lawn, wooden shed with power and electric, further paved patio area, summer house and seating area.

N.B.

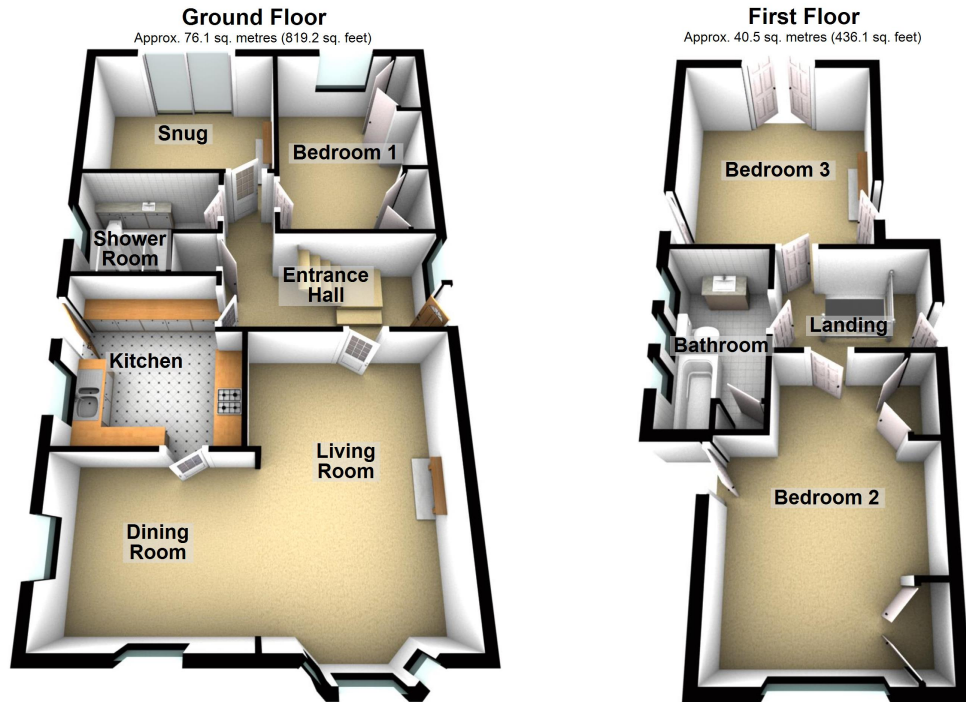
J W Homes Estate and Lettings Agents stress that all prospective purchasers must satisfy themselves as to the condition of the property and all installations.

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. 116.6 sq. metres (1255.3 sq. feet)