

8 St Maelog Close, Pontllanfraith, Blackwood, Caerphilly. NP12 2FD

£239,950



**REDUCED**



## PROPERTY DESCRIPTION

THIS PROPERTY COMES FULLY EQUIPT WITH A GROUND FLOOR BEDROOM AND WET ROOM !!!!

A three/four bedroom semi detached property situated on the popular Libanus Fields development which is within close proximity to Blackwood Town Centre with a Cinema, various cafes, bars and major road networks.

Accommodation briefly comprises to the ground floor: entrance hallway, lounge, kitchen/breakfast room, bedroom/reception room and wet room.

Whilst to the first floor are three bedrooms and family bathroom .

Other features include gas central heating, double glazing, enclosed rear garden and driveway to the front offering ample off road parking.

Viewing recommended!!

No Chain!!

## FEATURES

- 3/4 BEDROOM SEMI DETACHED PROPERTY
- LOUNGE
- WET ROOM
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- DRIVEWAY OFFERING AMPLE OFF ROAD PARKING
- NO CHAIN !!!
- EPC: C



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE

Enter via a obscure double glazed front door.

#### ENTRANCE HALLWAY

Coved to textured finish to the ceiling, stairs to the first floor, central heating radiator, laminate flooring.

#### LOUNGE

11' 8" x 15' 5" (3.56m x 4.70m)

Double glazed window to the front aspect, Coved and textured finish to the ceiling, under stairs storage cupboard, two central heating radiators, "Feature" fire surround.

#### KITCHEN/BREAKFAST ROOM

14' 9" x 8' 5" (4.50m x 2.57m)

Double glazed window to the rear aspect, double glazed double doors into Bedroom 1/ Reception room, textured finish to the ceiling, range of wall and base units with rolled edge work surfaces over, 1 1/2 bowl polycarbonate sink unit with drainer and mixer tap over, plumbing for automatic washing machine, space for fridge/freezer, integrated four ring gas hob with extractor over, single electric oven, central heating radiator, tiled flooring.

#### BEDROOM/RECEPTION ROOM

9' 3" x 13' 0" (2.82m x 3.96m)

Double glazed "French" doors to the side aspect, coved finish to the ceiling, central heating radiator. Door through to:

#### WET ROOM

9' 3" x 5' 7" (2.82m x 1.70m)

Obscure double glazed window to the rear aspect, three piece suite comprising: walk in shower enclosure with double head rain water shower over, pedestal wash hand basin, low level wc, tiled surround and tiled flooring, central heating radiator.

### STAIRS TO THE FIRST FLOOR

#### LANDING

Double glazed window to the side aspect, coved to textured ceiling, access to loft space, storage cupboard housing wall mounted combination boiler serving domestic hot water and central heating system. Doors through to:

#### BATHROOM

Obscure double glazed window to the rear aspect, three piece suite comprising,: corner bath, pedestal wash hand basin, low level wc, tiled splash back areas, textured finish to the ceiling, wall mounted extractor fan, central heating radiator, tiled flooring.

#### BEDROOM 1

8' 5" x 13' 2" (2.57m x 4.01m)

Double glazed window to the front aspect, coving to textured finish to the ceiling, fitted mirror wardrobes, central heating radiator, laminate flooring.

#### BEDROOM 2

8' 11" x 9' 5" (2.72m x 2.87m)

Double glazed window to the rear aspect, coved and textured finish to the ceiling, fitted mirror wardrobes, central heating radiator, laminate flooring.

#### BEDROOM 3

6' 6" x 9' 1" (1.98m x 2.77m)

Double glazed window to the front aspect, coved and textured finish to the ceiling, central heating radiator, laminate flooring.

### OUTSIDE

#### FRONT

Driveway offering ample off road parking leading to a gravelled area and side access to the rear.

#### REAR

Enclosed rear garden with paved patio area, steps up to lawned area and mature shrubbery.

## 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**

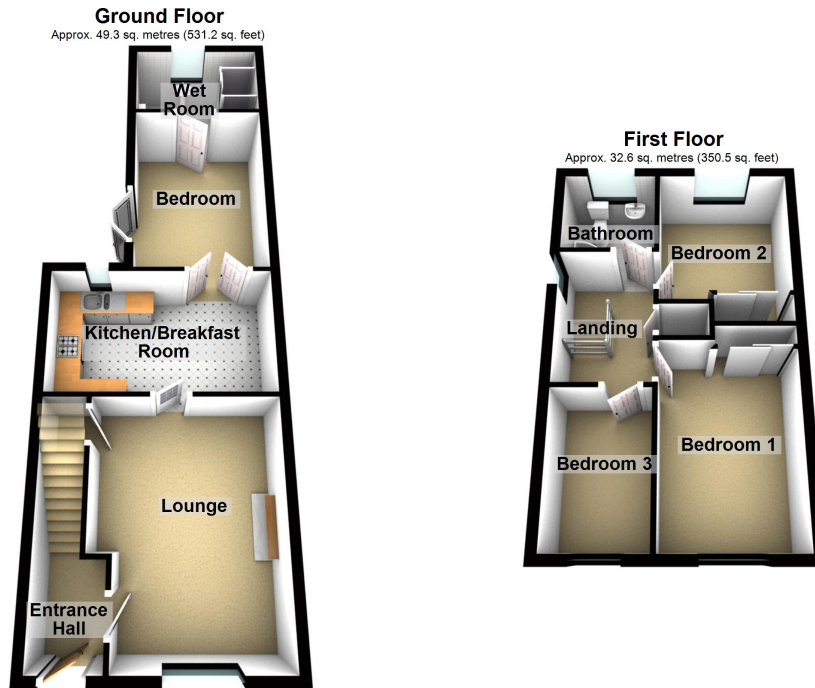
If you wish to view this property or place an offer please contact J W Homes Estate and Letting Agents on 01495 223757 where we will be able to offer free independent mortgage advice, if required.







# FLOORPLAN & EPC



Total area: approx. 81.9 sq. metres (881.6 sq. feet)

