

25 Marsh Court, Aberbargoed, Bargoed, Caerphilly. CF81 9BF

£229,950



FOR SALE

PROPERTY DESCRIPTION

EXECUTIVE FOUR BEDROOM DETACHED PROPERTY... SMALL RESIDENTIAL DEVELOPMENT...DRIVEWAY LEADING TO GARAGE...NO CHAIN...

An ideal opportunity to purchase this executive four bedroom detached property with en suite facilities to master bedroom set on a corner plot conveniently located to local amenities, schools and major road networks and rail links.

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

Whilst to the first floor are four bedrooms with en suite facilities to the master and family bathroom.

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

Viewing Essential!!!

No Chain !!!

FEATURES

- EXECUTIVE 4 BEDROOM DETACHED PROPERTY
- CORNER PLOT !!!
- EN SUITE TO MASTER BEDROOM
- WC/CLOAKROOM
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- DRIVEWAY & GARAGE
- NO CHAIN !!!
- EPC: C



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE

Enter via an double glazed composite front door.

ENTRANCE HALLWAY

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

WC/CLOAKROOM

2' 9" x 5' 9" (0.84m x 1.75m)

Obscure double glazed window to the front aspect, smooth plastered and emulsioned finish to the walls and ceiling, two piece suite comprising, low level wc, pedestal wash hand basin, tiled splash back areas, central heating radiator.

LOUNGE

13' 6" x 13' 3" (4.11m x 4.04m)

Two double glazed windows to the front aspect, smooth plastered and emulsioned finish to the ceiling with complimentary coving, two central heating radiators. folding doors into:

KITCHEN/BREAKFAST ROOM

20' 8" x 8' 3" (6.30m x 2.51m)

Two double glazed windows and door to the rear aspect, smooth plastered and emulsioned finish to the walls and ceiling, range of wall and base units with rolled edge work surfaces over, one and half bowl stainless steel sink unit with drainer and mixer tap over, tiled splash back areas, space for fridge/freezer, plumbing for automatic washing machine and dishwasher, central heating radiator, laminate flooring.

STAIRS TO THE FIRST FLOOR

BEDROOM 1

9' 1" x 11' 7" (2.77m x 3.53m) Double glazed window to the front aspect, smooth plastered and emulsioned finish to the ceiling, central heating radiator.

EN SUITE SHOWER ROOM

4' 0" x 8' 5" (1.22m x 2.57m)

Obscure double glazed window to the front aspect, smooth plastered and emulsioned finish to the walls and ceiling, three piece suite comprising, low level wc, vanity wash hand basin, single step in shower enclosure, tiled splash back areas, wall mounted heated towel rail.

BEDROOM 2

8' 8" x 11' 1" (2.64m x 3.38m)

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

BEDROOM 3

7' 7" x 8' 9" (2.31m x 2.67m)

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

BEDROOM 4

9' 2" Max x 8' 5" (2.79m x 2.57m)

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

BATHROOM

5' 6" Max x 5' 5" (1.68m x 1.65m)

Obscure double glazed window to the rear aspect, smooth plastered and emulsioned finish to the ceiling, three piece suite comprising, panel bath with twin grips and mixer tap with hand shower attachment over, low level wc, pedestal wash hand basin, tiled splash back areas, central heating radiator.

OUTSIDE

FRONT

Gravelled area with steps up to the front door and wrought Iron railings.

SIDE

Driveway leading to single detached garage.

ROOM DESCRIPTIONS

GARAGE

Single detached garage with up and over garage door, power and electric.

REAR

Enclosed rear garden with paved patio area leading to lawn, steps down to gate giving access to the driveway.

N.B.

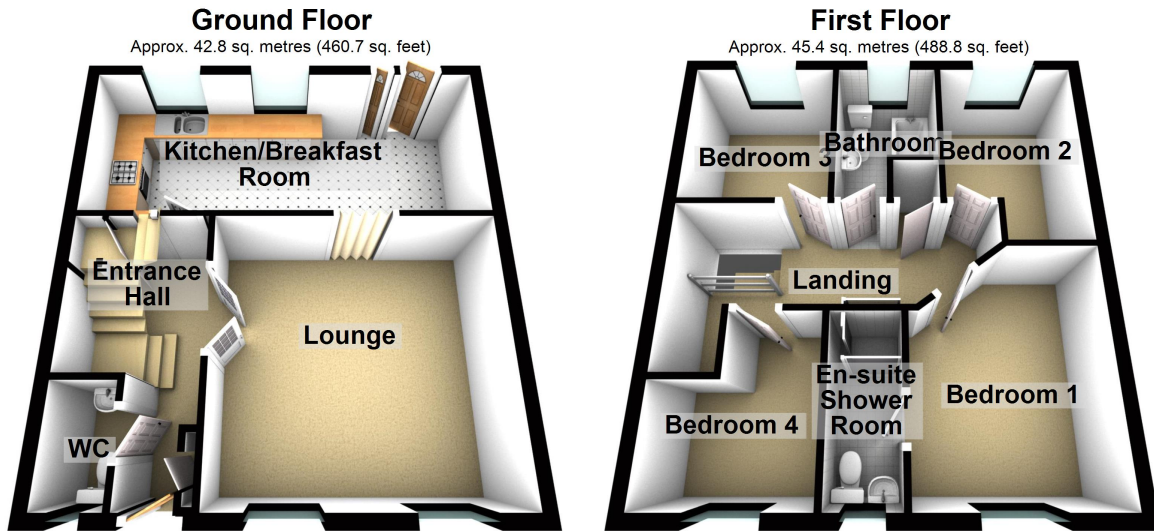
J W Homes Estate and Lettings Agents stress that all prospective purchasers must satisfy themselves as to the condition of the property and all installations.

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. 88.2 sq. metres (949.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	