

2 Parc Bevin, Crumlin, Newport, Caerphilly. NP11 3AN

£245,000



REDUCED

PROPERTY DESCRIPTION

SPACIOUS DETACHED FAMILY HOME WITH NO ONWARD CHAIN !!!!

Situated within walking distance to Oakdale Village, local amenities, schools including both Welsh and English Language primary and Islwyn High school.

Accommodation briefly comprising to the ground floor, entrance hallway, living room with separate dining room, fitted kitchen/breakfast room, utility and ground floor wc.

To the first floor are four generous bedrooms (Master benefiting from en suite facilities) and family bathroom.

Further benefits include double glazing, gas central heating, enclosed lawned rear garden with single garage and driveway.

Viewing strongly advised!!!

FEATURES

- DETACHED FAMILY HOME
- 4 BEDROOMS
- LIVING & DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY & GROUND FLOOR WC
- FAMILY BATHROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- GARDEN & GARAGE
- NO ONWARD CHAIN !!
- EPC: C



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE

Enter via an obscure double glazed front door.

ENTRANCE HALLWAY

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

GROUND FLOOR WC

Wall mounted wash hand basin with mixer tap over, low level wc, smooth plastered and emulsioned finish to the walls and ceiling, obscure double glazed window to the side aspect, central heating radiator.

KITCHEN/BREAKFAST ROOM

9' 2" x 15' 7" (2.79m x 4.75m)
Fitted kitchen comprising a range of wall and base units with rolled edge work surfaces over, inset stainless steel sink unit with mixer tap over, integrated electric oven, gas hob with extractor fan over, space for fridge/freezer. Smooth plastered and emulsioned finish to the walls and ceiling, tiled splash back areas, double glazed window to the rear aspect, central heating radiator, floor tiled in ceramics.

UTILITY ROOM

Fitted base units with rolled edge work surfaces over, single polycarbonate sink unit with mixer tap over, plumbing for automatic washing machine, wall mounted gas boiler, smooth plastered and emulsioned finish to the walls and ceiling, tiled splash back areas, central heating radiator, obscure double glazed door to the side aspect, floor tiled in ceramics.

LIVING ROOM

11' 5" x 16' 3" (3.48m x 4.95m)
Smooth plastered and emulsioned finish to the walls and ceiling, "Feature Marble" fire surround with inset electric fire, central heating radiator, double glazed double doors to the rear with double glazed windows to either side. Double doors through to:

DINING ROOM

8' 5" x 12' 0" (2.57m x 3.66m)
Smooth plastered and emulsioned finish to the walls and ceiling, double glazed window to the front aspect, central heating radiator.

STAIRS TO THE FIRST FLOOR

LANDING

Smooth plastered and emulsioned finish to the walls and ceiling, access to loft space, double glazed window to the front aspect, airing cupboard housing hot water cylinder. Doors through to:

BEDROOM 1

10' 6" x 11' 8" (3.20m x 3.56m)
Smooth plastered and emulsioned finish to the walls and ceiling, double glazed window to the rear aspect, central heating radiator.

EN SUITE SHOWER ROOM

Pedestal wash hand basin with mixer tap over, low level wc, step in shower enclosure, smooth plastered and emulsioned finish to the walls and ceiling, tiled splash back areas, central heating radiator.

BEDROOM 2

8' 7" x 12' 1" (2.62m x 3.68m)
Smooth plastered and emulsioned finish to the walls and ceiling, double glazed window to the front aspect, central heating radiator.

BEDROOM 3

8' 9" x 10' 5" (2.67m x 3.17m)
Smooth plastered and emulsioned finish to the walls and ceiling, double glazed window to the rear aspect, central heating radiator.

BEDROOM 4

7' 5" x 11' 0" (2.26m x 3.35m)
Smooth plastered and emulsioned finish to the walls and ceiling, double glazed window to the front aspect, central heating radiator.

ROOM DESCRIPTIONS

BATHROOM

White fitted bathroom suite comprising, panelled bath with electric shower over and glass shower screen, pedestal wash hand basin with mixer tap over, low level wc, smooth plastered and emulsioned finish to the ceiling, walls fully tiled in ceramics, obscure double glazed window to the side aspect, central heating radiator.

OUTSIDE

FRONT

Paved pathway.

SIDE

Pedestrian access to the rear.

REAR

Enclosed lawned garden, outside tap. Driveway providing parking for up to 2-3 family vehicles.

GARAGE

Up and over garage door, power and lighting.

N.B.

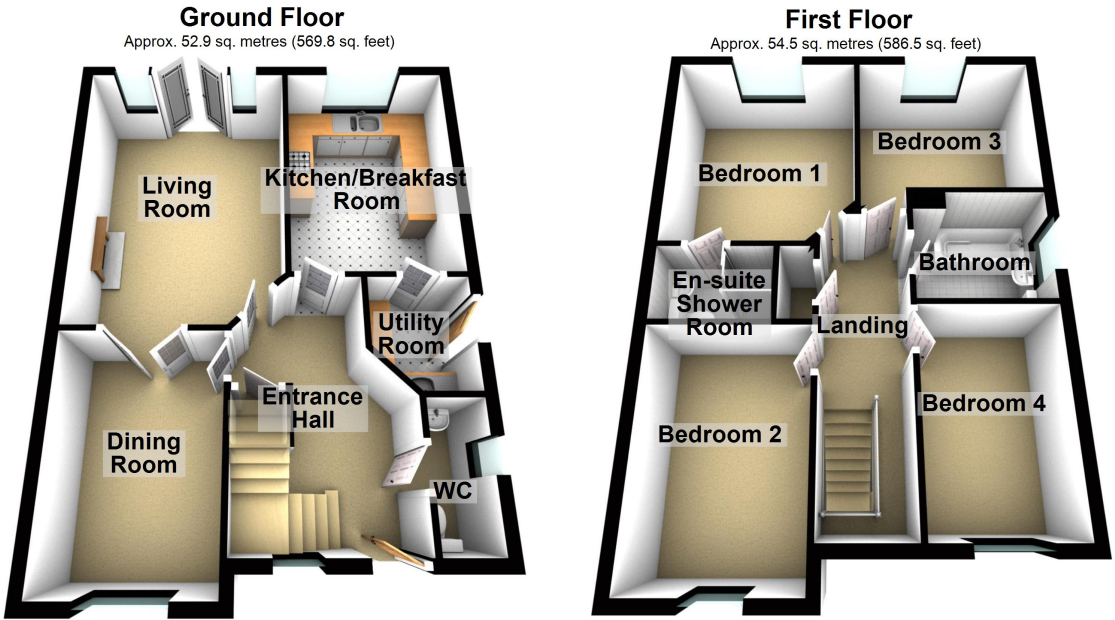
J W Homes Estate and Lettings Agents stress that all prospective purchasers must satisfy themselves as to the condition of the property and all installations.

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. 107.4 sq. metres (1156.4 sq. feet)

