

11 Cwch Cottage, Penybryn Terrace, Pontllanfraith, Blackwood, Caerphilly. NP12 2EZ

£179,950



REDUCED

PROPERTY DESCRIPTION

* LOFT ROOM WITH WC * DOUBLE DETACHED GARAGE * MASTER BEDROOM WITH EN SUITE & WALK IN WARDROBE * OPEN PLAN LOUNGE/DINING ROOM * KITCHEN * GROUND FLOOR BATHROOM.....

An unique opportunity to purchase this fully renovated to a very high standard stone build mid terraced cottage.
(Formally a three bedroom)

The property as been adapted to facilitate professional clients/first time buyers which is ideally located to "Bryn Meadows Golf Hotel & Spa" major road networks A4049 leading into Cardiff, Newport and the M4 corridor, "Ysbyty Ystrad Fawr" schools and local amenities.

Accommodation briefly comprises to the ground floor, entrance hallway, open plan lounge/dining room, kitchen and bathroom.

Whilst to the first floor there is the master bedroom with dressing room and en suite facilities and loft room with wc.

Other features include Combination gas central heating, treble A rated "Argon" filled double glazing, hard wood oak doors fitted throughout, forecourted front garden and rear garden leading to a large detached garage with power and lighting.

Viewing highly recommended as properties of this nature seldom become available.

No Chain.

FEATURES

- MID TERRACE COTTAGE
- MASTER BEDROOM WITH WALK IN WARDROBE & EN SUITE
- LOUNGE/DINING ROOM
- KITCHEN
- GROUND FLOOR BATHROOM
- LOFT ROOM WITH WC
- DOUBLE GLAZING & GAS CENTRAL HEATING (COMBI)
- DOUBLE DETACHED GARAGE
- VIEWING HIGHLY RECOMMENDED
- EPC:E



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE

Enter via an composite double glazed front door.

ENTRANCE HALLWAY

Coved finish to the ceiling with ceiling rose, "Ornate Victorian" cast Iron radiator, "Minton Victorian" flooring, Oak double doors to:

LOUNGE/DINING ROOM

11' 9" x 20' 4" (3.58m x 6.20m)

Double glazed sash window to the front aspect, double glazed "French" doors to the rear aspect, coved finish to the ceiling with ceiling roses and inset spotlighting, marble fire surround with inset electric fire, central heating radiator, "Ornate Victorian" cast Iron radiator, engineered oak flooring, under stairs storage cupboard. Door through to:

KITCHEN

8' 8" x 13' 3" Max (2.64m x 4.04m)

Two double glazed windows and door to the side aspect, four Velux skylight windows, inset spotlighting, range of high gloss cream and grey wall and base units with solid oak work surfaces over, two electric heaters set into the kick boards, black "Volcanic Rock Tex " sink and drainer with mixer tap over, tiled splash back areas, integrated appliances include fridge, freezer, washing machine, dish washer, ceramic electric "Zanussi" induction hob, single electric oven/microwave and additional electric oven, engineered oak flooring . Door through to:

BATHROOM

8' 8" x 5' 11" (2.64m x 1.80m)

Obscure double glazed window to the rear aspect, inset spotlighting to the ceiling three piece suite comprising deep paneled bath with mixer tap and rain water shower with additional hand shower over, vanity unit with inset wash hand basin and mixer tap over, close coupled wc, "Portuguese" porcelain Flicker tiling to the walls, wall mounted central heating radiator, engineered oak flooring.

STAIRS TO THE FIRST FLOOR

LANDING

Two double glazed windows to the rear aspect, Velux skylight window, stairs to the second floor.

MASTER BEDROOM

11' 6" x 12' 6" (3.51m x 3.81m)

Two sash double glazed windows to the front aspect, coved finish to the ceiling, door to walk in wardrobe 5' 9" x 4' 10" (1.75m x 1.47m) Door to:

EN SUITE SHOWER ROOM

Two piece suite comprising step in single shower enclosure with rain water shower with additional hand shower over, Portuguese" porcelain "feature" strip tiling to the splash back areas, vanity unit with inset wash hand basin with mixer tap over, close coupled wc, wall mounted chrome heated towel rail.

LOFT ROOM

11' 6" x 10' 2" (3.51m x 3.10m)

Limited headroom, inset spotlighting to the ceiling, two double glazed Velux skylight windows, "Feature" papered wall, boiler cupboard housing wall mounted combination serving domestic hot water and central heating system, storage cupboard, double doors to fitted wardrobe, three rows of four drawers and additional storage into the eaves.

WC

Low level wc and wash hand basin with mixer tap, tiled splash back areas.

OUTSIDE

FRONT

Forecourted front with planted flower beds.

REAR

Artificial turf with steps up the the garage, outside tap.

ROOM DESCRIPTIONS

DOUBLE DETACHED GARAGE

Double detached garage with double electric roller shutter door, independent power supply from the property, power and lighting.

N.B.

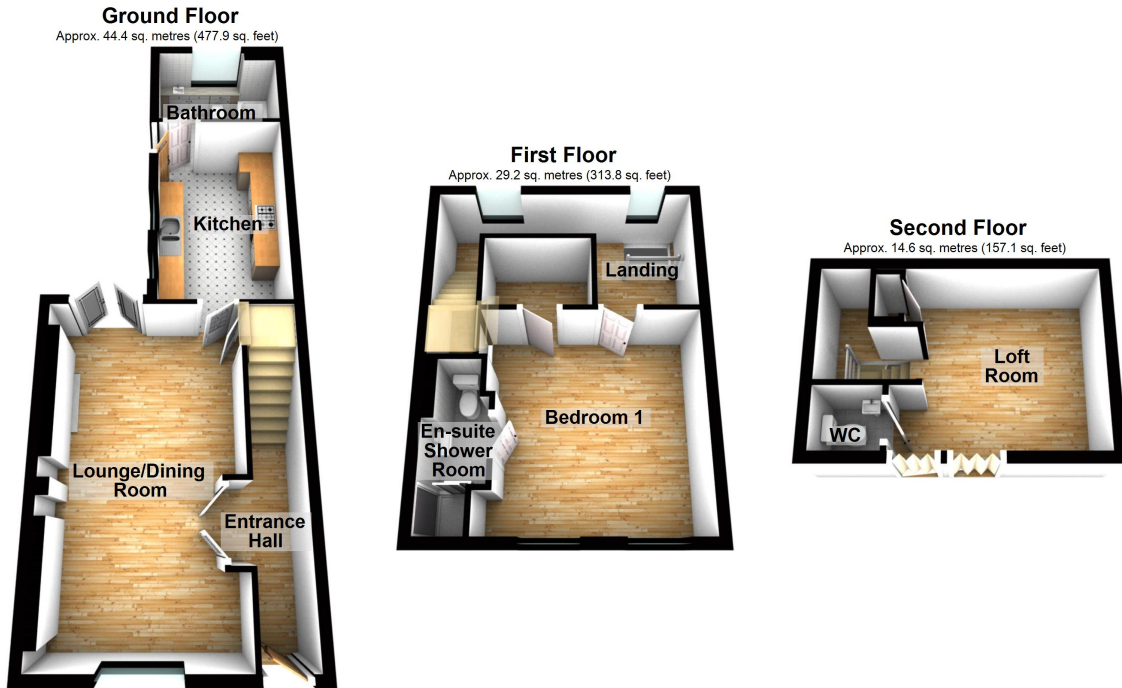
J W Homes Estate and Lettings Agents stress that all prospective purchasers must satisfy themselves as to the condition of the property and all installations.

VIEWINGS

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. 88.1 sq. metres (948.8 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	