



8 Dan Y Bryn | Pontllanfraith | Blackwood | NP12 2FJ

SPACIOUS FAMILY HOME * FOUR DOUBLE BEDROOMS * STYLISHLY UPDATED KITCHEN/DINER WITH BREAKFAST BAR * FAMILY LOUNGE * DINING/PLAY ROOM * MASTER ENSUITE * UPDATED FAMILY BATHROOM * INTEGRAL GARAGE * LANDSCAPED GARDEN * PRIVATE POSITION. Generously sized family home in a private position on this small development.

£325,000

- Four double bedroom
- Stylish kitchen/diner
- Lounge
- Dining/play room
- Landscaped garden



Property Description

HALL

12' 8" x 6' 8" (3.88m x 2.05m) Spacious hallway. Stairs to first floor. Doors to lounge, kitchen and WC. Under stairs storage cupboard.

LOUNGE

14' 2" x 11' 7" (4.32m x 3.54m) Good size family lounge with bay window to front. Carpeted floor. Feature fireplace with inset electric fire. Radiator. Double doors to dining room.

DINING ROOM

10' 6" x 9' 6" (3.22m x 2.92m) A nicely sized room for formal dining or second sitting room. Laminate flooring. Sliding doors to rear garden. Radiator.

KITCHEN

17' 6" x 10' 6" (5.35m x 3.22m) Stylish shaker style kitchen fitted in 2021! Work surfaces over with inset sink & drainer.

Integrated dishwasher and washer/dryer. Breakfast bar for two stools. Space and plumbing for American fridge and range cooker (available by separate negotiating). Herringbone LVT flooring. Door and window to rear garden. Utility area with additional sink & drainer. Door to garage. Spot lighting. Wall mounted boiler. Central heating Plinth heater.

WC

4' 10" x 2' 8" (1.48m x 0.83m) Fitted with WC & wash basin. Window to front. Towel radiator.

TO THE FIRST FLOOR

LANDING

Doors to all bedrooms, bathroom and storage cupboard. Loft hatch.

MASTER BEDROOM

13' 3" x 13' 3" (4.05m x 4.05m) Large master bedroom. Fitted

triple wardrobe. Carpeted floor. Window to front. Radiator. Door to ensuite.

ENSUITE

5' 10" x 5' 4" (1.78m x 1.65m) Stylish suite comprising; walk-in corner shower, vanity basin and WC. Window to front. Radiator.

BEDROOM TWO

12' 7" x 8' 5" (3.84m x 2.58m) Double bedroom. Carpeted floor. Window to front. Radiator.

BEDROOM THREE

11' 9" x 9' 6" (3.60m x 2.92m) Double bedroom. Carpeted floor. Window to rear. Radiator.

BEDROOM FOUR

10' 8" x 9' 9" (3.26m x 2.98m) Potential fourth double bedroom. Carpeted floor. Window to rear. Radiator.

BATHROOM

7' 7" x 5' 8" (2.32m x 1.75m) Modern family suite comprising; bath tub with shower over, WC & vanity wash basin. Tiled splash backs. Window to rear. Towel radiator.

GARAGE

18' 4" x 7' 11" (5.60m x 2.42m) Fitted with additional wall & base units. Plumbing for washing machine. Accessed from driveway.

TO THE OUTSIDE

TO THE FRONT

Positioned down a private drive and offering side by side parking on driveway and upto 3 further spaces within the boundary.

TO THE OUTSIDE

Well landscaped into a level, low maintenance garden offering decked and artificially turfed areas. Covered seating area perfect for an entertaining space.

In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate.

INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.





Tenure

Freehold

Council Tax Band

Viewing Arrangements

Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements