

13 Clos Gwastir, Caerphilly

£365,000 Freehold

NO CHAIN DETACHED PROPERTY **THREE BEDROOMS** DRIVEWAY AND GARAGE **RENOVATED THROUGHOUT** A beautifully presented three bedroom detached property on a quiet cul de sac. Entrance hallway, WC, open plan lounge/kitchen/breakfast room and conservatory. To the first floor; spacious primary bedroom, second double bedroom, family shower room and third bedroom. Detached garage. Driveway. Rear garden. EPC Rating: TBC

Council Tax band: E

Tenure: Freehold

Entrance Hallway

Entered via a wooden door, a welcoming hallway. LVT flooring. Traditional style radiator. Quarter turning staircase to first floor. Oak doors to lounge and WC.

CLOAKROOM

5' 7" x 2' 9" (1.69m x 0.84m)

Modern white low level WC with combined wash hand basin. Continuation of LVT flooring. Half wall tiling. Obscured glass window to front.

LOUNGE/KITCHEN/BREAKFAST ROOM

25' 10" x 15' 2" (7.87m x 4.62m)

An immaculately presented open plan lounge/kitchen/breakfast room. Feature fireplace with bio-fuel stove, with wooden lintel mantel and brick effect surround. Built in under stairs storage cupboard. Opening through to kitchen/breakfast room. Appointed along three sides with breakfast bar, modern, sage shaker style high and low level cupboards beneath solid oak worktops, inset ceramic sink with gold mixer tap(with hot tap), integrated dishwasher and integrated washing machine. Space for RANGEMASTER oven. Additional built in cupboard to one side with wine rack(and lighting) and space for American style fridge freezer. Quality LVT flooring. Tiled splashbacks. Spotlights. Modern three built breakfast bar ceiling light. UPVC window to rear. Sliding doors opening into conservatory.

CONSERVATORY

9' 10" x 8' 6" (2.99m x 2.58m)

A spacious conservatory. UPVC windows to front and side. Tiled flooring. Traditional style radiator. Double French doors opening into rear garden.

FIRST FLOOR LANDING

Access to loft. Built in storage cupboard. UPVC window to side. Oak doors to all rooms.

BEDROOM ONE

13' 2" x 9' 11" (4.02m x 3.01m)

A spacious primary bedroom. Fitted wardrobes to both sides with additional over bed cupboards and fitted dressing table. Built in storage cupboard with oak door. Traditional style radiator. Spotlights. Two UPVC windows to front.

BEDROOM TWO

8' 10" x 8' 10" (2.69m x 2.68m)

A second double bedroom. Traditional style radiator. Modern ceiling, bedside lights. Spotlights. UPVC window to rear looking with views of the lake and park.

BEDROOM THREE

8' 10" x 6' 1" (2.70m x 1.86m)

A third bedroom. Traditional style radiator. UPVC window looking out to lake and park.

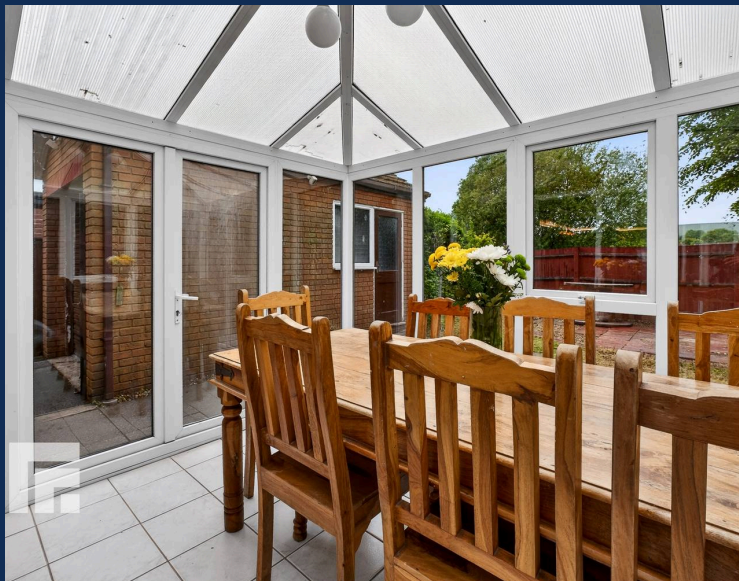
FAMILY SHOWER ROOM

6' 1" x 5' 6" (1.85m x 1.67m)

Modern white suite; low level WC pedestal wash hand basin with twin chrome taps, shower cubicle with chrome shower and glass sliding door/screen. Extractor fan. Tiled walls and flooring.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





REAR GARDEN

Bordered by a timber fence. Laid to lawn with paved patio area. Hedges to one side. Metal gate to side for access.

FRONT GARDEN

Block paving for additional parking. Mature plant bed.

DRIVEWAY

4 Parking Spaces

Driveway with parking for up to four vehicle leading to garage.

GARAGE

Single Garage

Single garage with two electric roller shutter doors. Door to side for pedestrian access. Power and lighting.

