



1 Oakland Gardens | | Bargoed | CF81 8QF

EX SHOW HOME * IMMACULATELY MAINTAINED * FOUR DOUBLE BEDROOMS * FITTED WARDROBES * MASTER ENSUITE * FOUR RECEPTION ROOMS * UTILITY ROOM * DOUBLE GARAGE * LARGE CORNER PLOT. Is there anything this executive family home doesn't have, and positioned on a beautiful private development.

£325,000

- Four double bedrooms
- Master ensuite
- Fitted wardrobes
- Four reception rooms
- Double garage



Property Description

HALLWAY

14' 5" x 6' 2" (4.41m x 1.90m) Stairs to first floor. Doors to lounge, study, kitchen & WC.

LOUNGE

14' 5" x 11' 10" (4.41m x 3.62m) Light & airy family lounge with stylish granite fireplace with inset electric fire. Bay window to front. Laminate flooring. Two radiators. Opening to dining room.

DINING ROOM

10' 7" x 9' 8" (3.25m x 2.95m) Spacious area for a 6 seater dining table. Laminate flooring. Sliding doors to conservatory. Radiator. Door to kitchen.

KITCHEN

17' 8" x 10' 8" (5.40m x 3.26m) Modern kitchen fitted with shaker style wall & base units. Work surfaces over with inset

sink & drainer. Breakfast bar seating for 2-3 stools. Integrated oven, hob & extractor. Plumbing for dishwasher. Tiled floor & splash backs. Two windows to rear. Radiator. Doors to utility room & hallway.

CONSERVATORY

10' 0" x 8' 4" (3.05m x 2.55m) A nice addition to the home in 2019 and still under warranty is this PVC conservatory. Tiled floor. French doors to rear garden.

STUDY

10' 5" x 8' 3" (3.18m x 2.54m) A perfect room for a formal home office. Bay window to front. Laminate flooring. Radiator.

UTILITY ROOM

9' 3" x 5' 2" (2.82m x 1.60m) Additional work surface with inset sink. Base units. Space & plumbing for washing machine & tumble dryer. Wall mounted boiler. Doors to rear garden & storage cupboard. Radiator.

WC

5' 1" x 3' 5" (1.56m x 1.05m) Fitted with WC & wash basin. Laminate flooring. Window to front. Radiator.

TO THE FIRST FLOOR

LANDING

Gives access to four bedrooms, bathroom and airing cupboard. Loft hatch.

BEDROOM ONE

13' 3" x 12' 7" (4.06m x 3.86m) Spacious double bedroom with fitted double wardrobe. Laminate flooring. Window to front. Radiator. Door to ensuite.

ENSUITE

6' 10" x 4' 8" (2.10m x 1.44m) Updated with a mixture of tiled & clad walls. Suite comprises; walk-in shower, WC & wash

basin. Window to front. Radiator.

BEDROOM TWO

14' 4" x 8' 10" (4.38m x 2.70m) Double bedroom. Fitted with double wardrobe. Laminate flooring. Window to front. Radiator.

BEDROOM THREE

11' 10" x 9' 8" (3.62m x 2.95m) Double bedroom. Laminate flooring. Window to rear. Radiator.

BEDROOM FOUR

10' 11" x 9' 10" (3.33m x 3.01m) 'L' shaped double bedroom. Laminate flooring. Window to rear. Radiator.

BATHROOM

7' 6" x 5' 9" (2.30m x 1.76m) Well modernised and comprising; bath tub with mixer shower over, WC & wash

basin. Tiled floor & splash backs. Window to rear. Radiator.

TO THE OUTSIDE

TO THE FRONT

The former show house of the sought after development. Double driveway and front & side lawns.

TO THE REAR

Good size family garden laid with lawn. Great potential for a patio. Well plated borders. Door to double garage. Gate to front.

DOUBLE GARAGE

17' 7" x 17' 3" (5.38m x 5.26m) Generously sized double garage accessed via two single doors, one controlled by electric motor. Power & light. Door to rear garden.

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

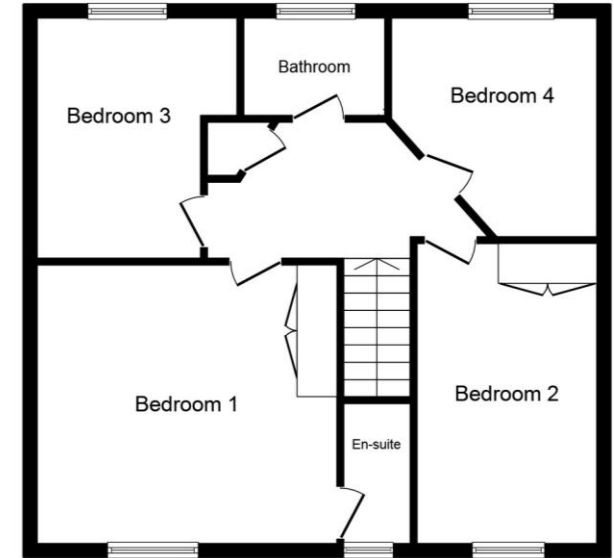
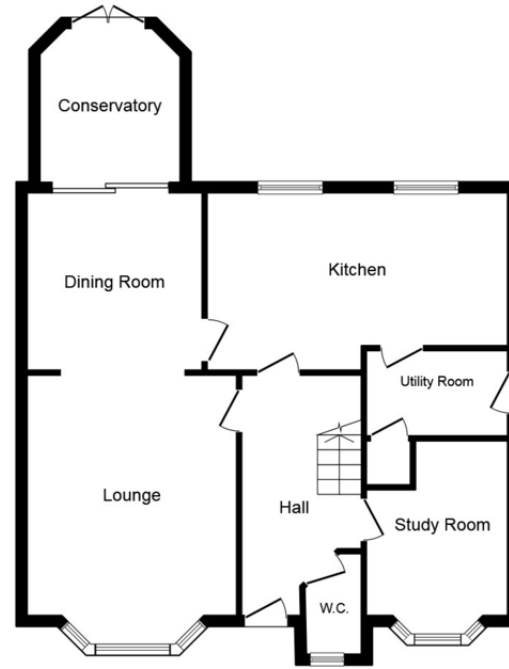
Viewing Arrangements

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 and 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