



25 Paxton Close | Penpedairheol | Hengoed | CF82 8HL

LARGE FAMILY HOME IN POPULAR LOCATION \* GENEROUS AND WELL LANDSCAPED REAR GARDEN \* FOUR RECEPTION ROOMS \* KITCHEN/DINER \* UTILITY ROOM \* LARGE GARAGE \* FOUR BEDROOMS \* NO ONWARD CHAIN. An amazing family home, greatly extended to offer an abundance of living space and a brilliant garden backing onto woodland.

£325,000

- Extended family home
- No chain
- Four reception rooms
- Kitchen/diner
- Large family garden



## Property Description

### HALL

Welcoming hallway with porch addition. Doors to lounge, kitchen/diner & WC. Stairs to first floor.

### WC

6' 0" x 3' 3" (1.85m x 1.00m) Fitted with WC & wash basin. Laminate flooring. Radiator. Window to side.

### LOUNGE

14' 8" x 11' 10" (4.48m x 3.63m) Cosy family lounge with feature fireplace and inset electric fire. Wood flooring. Large window to front. Radiator. Door to formal dining room.

### KITCHEN/DINER

20' 0" x 8' 8" (6.10m x 2.66m) Fitted with shaker style wall & base units. Wood block work surfaces with inset sink & drainer. Integrated double oven, hob with extractor over, dishwasher and base level fridge. Space for 4 seater dining

table. Tiled floor & splash backs. Two Radiators. Doors to rear garden and utility room.

### UTILITY ROOM

8' 7" x 6' 6" (2.63m x 2.00m) Fitted with white shaker style wall & base units. Additional work surfaces with inset sink & drainer. Doors to garage and rear garden. Radiator.

### DINING ROOM

13' 2" x 10' 5" (4.02m x 3.20m) Nicely sized formal dining room off the kitchen. Space for 6-8 seater table.. Wood flooring. Door to play/hobby room. Sliding doors to an additional reception room. Under stairs storage cupboard.

### PLAY/HOBBY ROOM

12' 4" x 8' 10" (3.76m x 2.70m) Perfect room for a play area/hobby or study room. Laminate flooring. Sliding doors to reception room. Radiator.

### RECEPTION ROOM

18' 6" x 9' 4" (5.64m x 2.86m) A large, orangery style sitting room overlooking the rear garden and woodland area behind. Tiled floor. Spot lighting. Two radiators.

### TO THE FIRST FLOOR

#### LANDING

Doors to four bedrooms, bathroom, two storage cupboards and loft hatch.

#### BEDROOM ONE

12' 0" x 11' 1" (3.66m x 3.38m) Generous double bedroom fitted with an array of wardrobes, drawers and dressing table. Windows to front & side. Radiator.

#### BEDROOM TWO

13' 1" x 10' 0" (3.99m x 3.06m) Double bedroom. Fitted double wardrobe. Window to rear looking over woodland area. Radiator.

### BEDROOM THREE

9' 8" x 8' 9" (2.96m x 2.68m) Double bedroom with large set of mirrored fitted wardrobes. Carpeted floor. Window to rear looking over woodland area. Radiator.

### BEDROOM FOUR

8' 11" x 6' 11" (2.72m x 2.12m) Single bedroom. Carpeted floor. Window to front. Radiator.

### BATHROOM

7' 1" x 6' 6" (2.18m x 2.00m) Suite comprising; bath tub with electric shower over, WC & wash basin. Tiled floor & walls. Window to rear. Radiator.

### TO THE OUTSIDE

### TO THE FRONT

Landscaped in recent years for low maintenance up keep and providing a driveway for 2-3 vehicles leading to garage. Raised

planting areas and gate to rear garden.

### TO THE REAR

Well landscaped and westerly facing family garden offering a variety of levels. Step out onto a large, wraparound patio terrace with iron perimeter safety fence, enjoying raised views out to the Woodland area. Step down to a level, artificially turfed area giving access to storage under the raised area above. Step down further to two additional artificially turfed areas and planted area.

### GARAGE

19' 8" x 12' 10" (6.00m x 3.92m) Large garage with vaulted ceiling ideal to create rafter storage area or even an additional bedroom STP. Power & light. Wall mounted combi boiler.

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

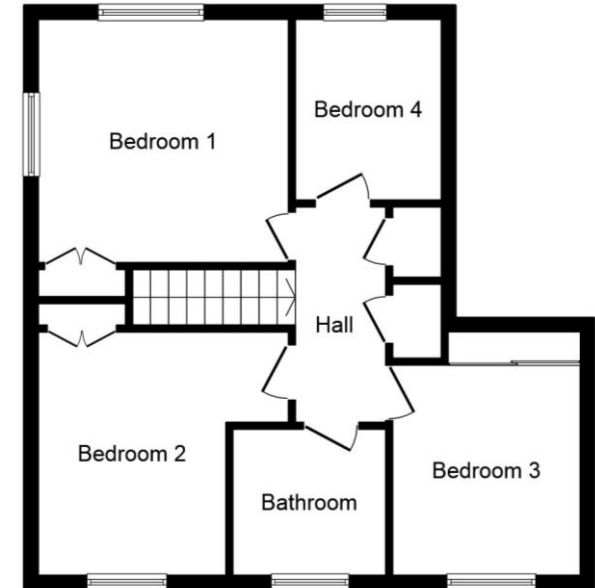
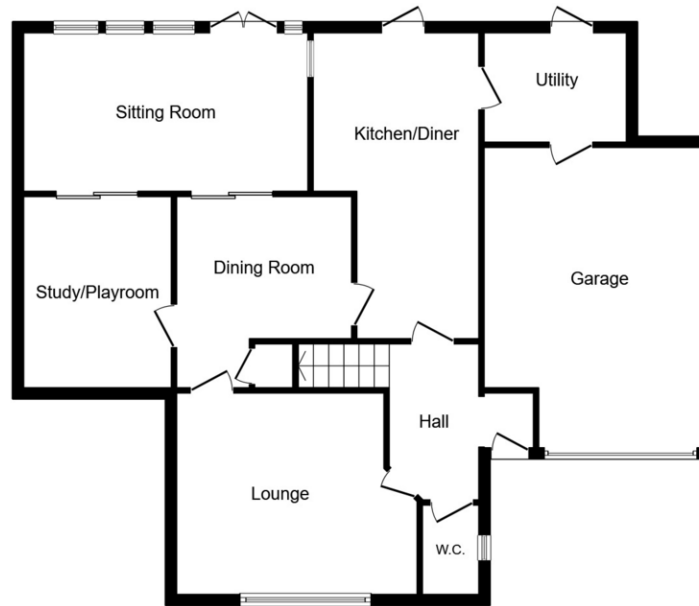
## Viewing Arrangements

Strictly by appointment

## Contact Details

22 Penallta Road  
Ystrad Mynach  
Hengoed  
Mid Glamorgan  
CF82 7AP

[www.lucasesstates.net](http://www.lucasesstates.net)  
[info@lucasesstates.net](mailto:info@lucasesstates.net)  
01443 862862



%epcGraph\_c\_1\_349%

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