



5 Cedar Close | Pontllanfraith | Blackwood | NP12 2PS

NO ONWARD CHAIN * GENEROUSLY SIZED AND WELL PRESENTED FAMILY HOME * CORNER PLOT WITH GARAGE AND AMPLE PARKING * OPEN PLAN LIVING * BEDROOMS WITH DRESSING AREA'S AND WARDROBES * BATH/SHOWER ROOMS ON BOTH FLOORS * GROUND FLOOR BEDROOM. Set on a very private street on the popular development "The Bryn", simply must be viewed.

Offers In Excess Of £325,000

- Spacious property
- Corner plot with garage
- Three double bedrooms
- Two shower/bathrooms
- No chain!



Property Description

HALLWAY 3.71 3.65 MAX

'L' shaped hallway. Original parquet flooring. Stairs to first floor. Opening to lounge/diner. Doors to kitchen/diner, bedroom and bathroom.

LOUNGE/DINER

22' 10" x 11' 5" (6.96m x 3.49m) Spacious and open plan lounge/diner. Beautiful parquet flooring flowing from the hall. Sliding doors out to front garden. Windows to each side. Two radiators.

KITCHEN/DINER

20' 4" x 11' 1" (6.20m x 3.38m) Stylish kitchen updated by the present owners and fitted with contrasting gloss units. Integrated double oven, range hob with extractor over, microwave, dishwasher and washing machine. Tiled floor & splash backs. Window to rear. Radiator. Space for large 6-8 seater dining table. Spot lighting.

BEDROOM THREE

11' 8" x 7' 8" (3.58m x 2.36m) Generous double bedroom. Carpeted floor. Window to rear. Radiator.

BATHROOM

8' 2" x 5' 2" (2.51m x 1.60m) Modern suite fitted with bath tub & mixer shower, WC & wash basin. Fully tiled walls & floor. Window to side. Radiator.

PORCH

8' 4" x 4' 5" (2.55m x 1.36m) Good space for shoe and coat storage. Door to kitchen/diner.

TO THE FIRST FLOOR

LANDING

Doors to two bedrooms and shower room and cupboard housing boiler.

BEDROOM ONE

16' 10" x 11' 9" (5.14m x 3.60m) Exceptionally spacious main bedroom with dressing area offering an array of fitted wardrobe and drawer space. Carpeted floor. Windows to front & sides. Radiator. Eaves storage access.

BEDROOM TWO

16' 10" x 13' 7" (5.14m x 4.15m) A second a large double bedroom offering fitted wardrobe/dressing area. Laminate flooring. Windows to side & rear. Radiator. Eaves storage.

SHOWER ROOM

7' 0" x 6' 11" (2.14m x 2.12m) Beautiful updated suite comprising; wet area shower, WC & wash basin. Lovely tiled flooring and walls. Window to side. Towel Radiator.

TO THE OUTSIDE

TO THE FRONT

Positioned in a quiet cul-de-sac street and occupying a generous corner plot. The front offering driveway parking for 3-4 vehicles leading to a single garage, which has great potential to landscape further. Lawn and patio path to side door.

TO THE SIDE & REAR

The garden offers a variety of low maintenance, patio and decked seating areas. To the rear is a pond and stream with lawn area. Wooden cabin set on a raised decked area perfect for hosting guests.

GARAGE

19' 7" x 9' 4" (5.98m x 2.86m) Good size single garage accessed via up & over door.

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

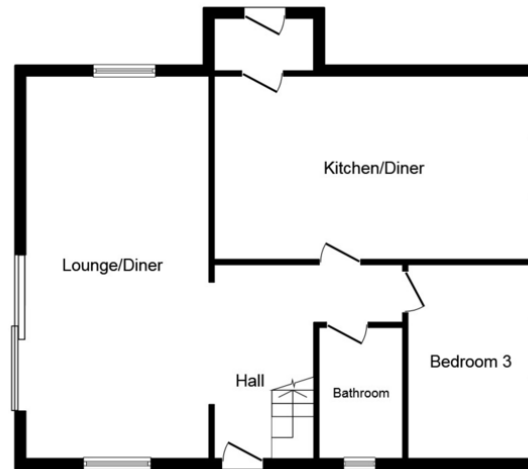
Viewing Arrangements

Strictly by appointment

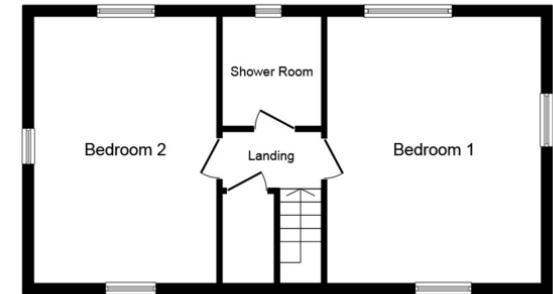
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Ground Floor



First Floor

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