



5 Hadrians Close | Gelligaer | Hengoed | CF82 8DU

MODERN FAMILY HOME * OPEN PLAN LOUNGE/DINER * MODERN KITCHEN * THREE BEDROOMS * FAMILY BATHROOM
* LARGE FRONT GARDEN AND DRIVEWAY * GARAGE * PRIVATE LOW MAINTENANCE GARDEN * POPULAR AREA! Well presented and modern family home with a brilliant front garden and garage set on a popular residential estate.

Guide Price £200,000

- Modern home
- Three bedrooms
- Open plan lounge
- Large driveway
- Popular area



Property Description

PORCH

Ideal space for coats & boots. Door to hall.

HALL

10' 11" x 6' 5" (3.34m x 1.98m) Nicely sized entrance hall. Stairs to first floor. Doors to kitchen & lounge/diner.

LOUNGE/DINER

23' 6" x 10' 10" (7.18m x 3.32m) Open plan lounge/diner. Window to front. Laminate flooring. French doors to rear garden. Two radiators.

KITCHEN

10' 7" (3.25m) Fitted with modern, shaker style wall & base units. Wood block work surfaces with inset sink & drainer. Integrated oven, hob & extractor. Plumbing and space for washing machine, dryer and dishwasher. Laminate flooring. Tiled splash backs. Window and door to rear garden. Double

doors to under stairs pantry area. Radiator.

TO THE FIRST FLOOR

LANDING

Doors to three bedrooms and bathroom. Loft hatch. Window to side.

BEDROOM ONE

13' 0" x 9' 10" (3.98m x 3.00m) Double bedroom. Carpeted floor. Window to front. Radiator. Cupboard housing combi boiler.

BEDROOM TWO

10' 9" x 9' 10" (3.30m x 3.00m) Double bedroom. Carpeted floor. Window to rear. Radiator.

BEDROOM THREE

7' 8" x 7' 6" (2.34m x 2.31m) Single bedroom. Carpeted floor.

Window to front. Radiator.

BATHROOM

7' 7" x 7' 5" (2.32m x 2.28m) Spacious family bathroom, well updated with PVC cladding, suite comprises; bath tub with electric shower over, WC & wash basin. Vinyl tile flooring. Windows to side & rear. Radiator.

TO THE OUTSIDE

TO THE FRONT

Lovely sized frontage to this home with a large driveway for upto four vehicles leading to garage. Lawn area.

TO THE REAR

Low maintenance and level garden. Westerly facing and enjoying evening sun. Patio seating area. Door to garage.

GARAGE

17' 3" x 9' 5" (5.28m x 2.88m) Single garage. Accessed via up & over door. 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.

GUDIE PRICE

£200,000 - £210,000





Tenure

Freehold

Council Tax Band

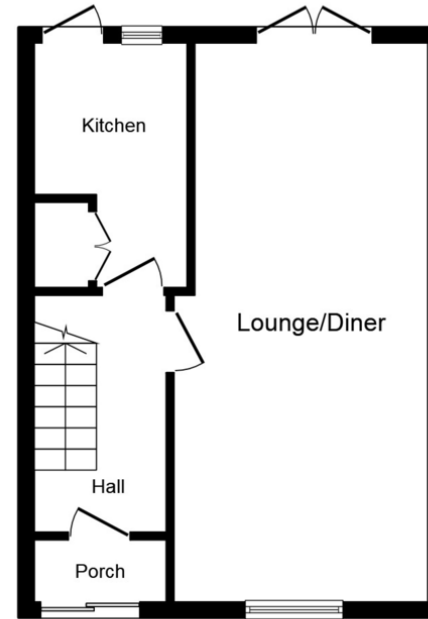
Viewing Arrangements

Strictly by appointment

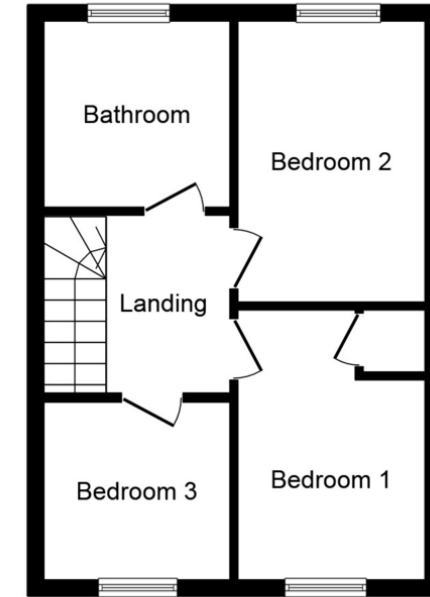
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Ground Floor



First Floor

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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