



## 1 Dan Y Bryn | Pontllanfraith | Blackwood | NP12 2FJ

TUCKED AWAY ON A BRILLIANT PLOT \* STYLISH KITCHEN \* UTILITY ROOM \* MASTER ENSUITE \* FITTED WARDROBES  
\* GARAGE & DRIVEWAY \* COVERED BAR AREA \* WELL LANDSCAPED AND PRIVATE REAR GARDEN. Must see family  
situated on a private road of only 3 homes!

£325,000

- Well landscaped garden
- New kitchen
- Private driveway position
- Master ensuite
- Fitted wardrobes





## Property Description

### HALL

14' 9" x 6' 0" (4.51m x 1.85m) Stairs to first floor. Doors to lounge, kitchen, garage & WC.

### KITCHEN

12' 3" x 7' 11" (3.75m x 2.42m) Stylishly updated kitchen fitted with grey gloss, handle-less units. Work surfaces over with inset sink & drainer. Integrated appliances; fridge/freezer, dishwasher and oven, hob & extractor. Wine rack. Breakfast bar seating space. Window to front. Tiled splash backs. Radiator. Door utility room.

### UTILITY ROOM

7' 11" x 5' 2" (2.42m x 1.60m) Fitted with additional units. Work surfaces work sink & drainer. Space for washing machine & dryer. Wall mounted boiler. Door to rear garden. Radiator.

### LOUNGE

14' 6" x 11' 1" (4.42m x 3.40m) Nicely sized family lounge.

Window to rear. Laminate flooring. Two Radiators. Archway to dining area.

### DINING ROOM

8' 10" x 8' 1" (2.70m x 2.48m) Space for 6 seater dining table. Sliding doors to rear garden. Laminate flooring. Radiator.

### WC

5' 6" x 2' 4" (1.70m x 0.72m) Fitted with WC & wash basin. Radiator.

### TO THE FIRST FLOOR

### BEDROOM ONE

11' 5" x 10' 8" (3.48m x 3.26m) Double bedroom. Fitted wardrobes. Carpeted floor. Window to front. Radiator. Door to ensuite.

### ENSUITE

6' 9" x 4' 7" (2.08m x 1.42m) L shaped suite comprising; walk-in shower, WC & wash basin. Window to side. Towel radiator.

### BEDROOM TWO

10' 7" x 8' 0" (3.25m x 2.45m) Double bedroom. Fitted Wardrobe. Carpeted floor. Window to front. Radiator.

### BEDROOM THREE

8' 11" x 8' 0" (2.73m x 2.45m) Double bedroom. Carpeted floor. Fitted wardrobes. Window to rear. Radiator.

### BEDROOM FOUR

8' 7" x 7' 5" (2.63m x 2.28m) Comfortable single bedroom. Carpeted floor. Window to rear. Radiator.

### BATHROOM

12' 0" x 6' 10" (3.66m x 2.10m) Suite comprising; bath tub with shower over, WC & wash basin. Vinyl flooring. Window to

rear. Towel radiator. Cupboard housing hot water tank.

#### TO THE FRONT

Set in a private driveway of only 3 homes at the front of the development, a fantastic location! Driveway parking and garage

#### TO THE REAR

Private and well landscaped family garden. Wraparound patio area leading onto a lawn with planted borders. Nicely finished covered bar and seating area to the side, with power & light. Additional patio area on lawn.

#### GARAGE

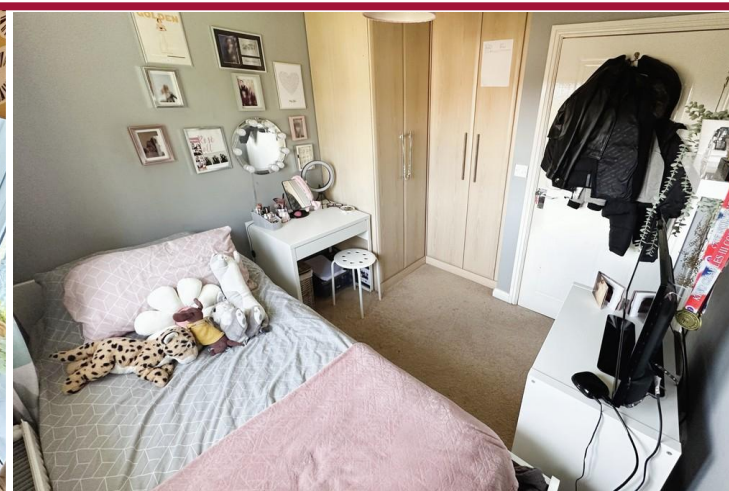
15' 11" x 7' 8" (4.86m x 2.36m) Great space for parking or storage. Power & light. Great potential for conversion STP!

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

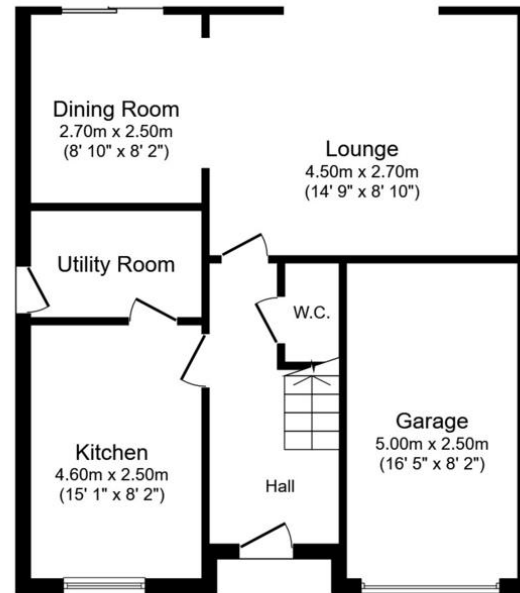
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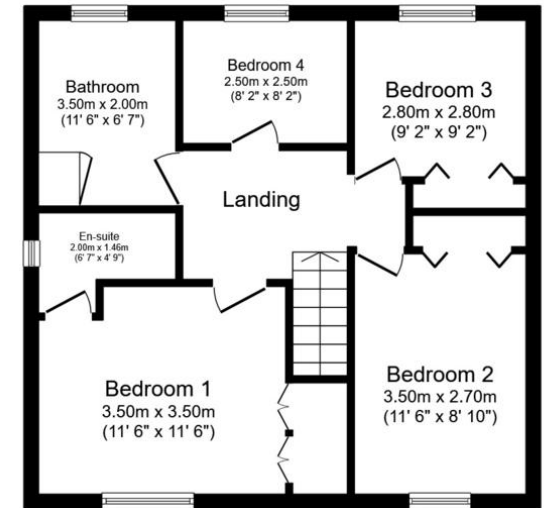
[www.lucasesstates.net](http://www.lucasesstates.net)

[info@lucasesstates.net](mailto:info@lucasesstates.net)

01443 862862



**Ground Floor**



**First Floor**

Total floor area 107.4 m<sup>2</sup> (1,156 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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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 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