



## 10 Trelys Close | Fleur De Lis | Blackwood | NP12 3UT

SPACIOUS & EXTENDED FAMILY HOME \* TWO RECEPTION ROOMS \* OPEN PLAN KITCHEN/DINER \* UTILITY ROOM \* PORCH \* TWO GOOD SIZE DOUBLE BEDROOMS \* DOUBLE GARAGE AND SINGLE GARAGE. Situated in a sought after area and well extended by the present owner is this spacious family home with two garages and a corner plot.



£260,000

- Two garages
- Extended kitchen
- Two reception rooms
- Porch
- Popular area





## Property Description

### PORCH

6' 7" x 4' 2" (2.01m x 1.28m) Nicely sized porch area. Great space for shoe and coat storage. Door to hallway.

### HALL

12' 11" x 5' 8" (3.94m x 1.73m) Spacious entrance hall. Stairs to first floor. Doors to lounge, inner hall and WC. Radiator.

### WC

6' 2" x 2' 5" (1.88m x 0.75m) Convenient suite comprising; WC & wash basin. Window to side.

### LOUNGE

12' 11" x 12' 2" (3.94m x 3.72m) Family lounge with large window to front. Gas fire enclosing boiler. Carpeted floor. Opening to dining room. Radiator.

### DINING ROOM

11' 7" x 9' 10" (3.54m x 3.02m) Great space for a formal dining room, comfortably allowing for an 8 seater table. Carpeted floor. Radiator. Opening to kitchen/diner.

### KITCHEN/DINER

17' 10" x 8' 11" (5.45m x 2.72m) A great addition to the home to create an open plan kitchen/dining area. Light wood wall & base units. Work surfaces with inset work surfaces. Tiled floor & splash backs. Integrated double oven and hob. Two windows to rear. Radiator. Nice sized space for dining or sofa. Radiator.

### INNER HALL

11' 7" x 7' 11" (3.54m x 2.42m) A sizeable room (formerly the original kitchen). Door in from driveway. Space for washing machine and dryer. Brilliant storage area. Door to kitchen.

### TO THE FIRST FLOOR

### BEDROOM ONE

11' 10" x 11' 8" (3.62m x 3.56m) Double bedroom. Fitted double wardrobe. Cleverly fitted walk-in shower. Carpeted floor. Window to rear. Radiator.

### BEDROOM TWO

12' 11" x 9' 5" (3.96m x 2.88m) Large double bedroom. Laminate floor. Window to front. Radiator. Cupboard housing hot water tank.

### BEDROOM THREE

9' 11" x 8' 6" (3.03m x 2.60m) 'L' shaped single bedroom. Laminate flooring. Large over stairs cupboard. Window to front. Radiator.

### SHOWER ROOM

8' 8" x 6' 0" (2.65m x 1.84m) Modernised suite comprising; large walk-in shower, WC & wash basin. Tiled splash backs. Window to rear. Two radiators.

#### TO THE OUTSIDE

#### TO THE FRONT & SIDE

Situated on a corner plot with driveway parking for 4-5 vehicles leading to a larger than average single garage. Steps up to double garage.

#### TO THE REAR

Private garden laid with lawn and a patio seating area.

#### GARAGE ONE

17' 0" x 11' 9" (5.20m x 3.60m) Accessed from driveway to side of the home. Up and over door. Power & light.

#### GARAGE TWO

19' 4" x 14' 11" (5.90m x 4.56m) Accessed via electric roller door from main road. Large double garage with power & light.

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

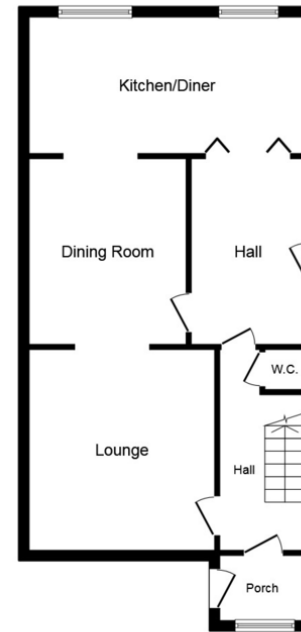
## Viewing Arrangements

Strictly by appointment

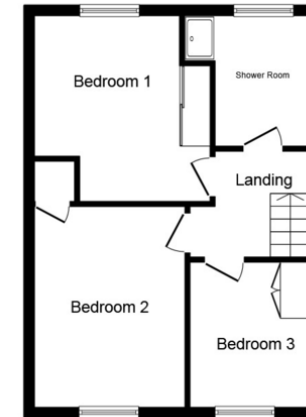
## Contact Details

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



**Ground Floor**



**First Floor**

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