



## 12 Ael-y-bryn | Energlyn | Caerphilly | CF83 2QX

NO ONWARD CHAIN \* FANTASTIC LOCATION \* LARGE FAMILY GARDEN \* OPEN PLAN LIVING/DINING ROOM \* STUNNING KITCHEN, NEWLY UPDATED AND FITTED WITH APPLIANCES \* THREE BEDROOMS \* BATHROOM & SHOWER ROOM \* LARGE SWEEPING DRIVEWAY. Superb property in a highly sought after area, set on one level with large garden to rear.

£365,000

- No chain
- Large family garden
- One level living
- Stylish kitchen
- Open plan living/dining



## Property Description

### HALL

Doors to all rooms and storage cupboard. Drop down loft hatch with ladder.

### DINING ROOM

14' 9" x 9' 6" (4.52m x 2.90m) Spacious formal dining area with window to front. Space for a 6 to 8 seater table. Wood flooring. Radiator. Open plan with lounge area.

### LOUNGE

17' 7" x 10' 10" (5.36m x 3.32m) Nicely sized lounge with sliding French doors to rear garden that offer a fantastic view across the garden and mountainside. Wood flooring. Feature fireplace with inset electric fire. Radiator

### KITCHEN

12' 8" x 10' 7" (3.88m x 3.24m) Study in kitchen, updated in recent years with modern gloss wall and base units. Quartz

work surfaces over with Inset sink and drainer. Integrated appliances include; fridge, freezer, oven, microwave, washing machine and dishwasher. Tiled floor and splashback. Spot lighting. Window to overlooking garden and offering a fantastic outlook over the mountainside. Designer radiator. Door to Rear hall.

### REAR HALL

5' 8" x 2' 11" (1.73m x 0.90m) Doors to bathroom and additional reception room/bedroom four.

### SITTING ROOM/BEDROOM

9' 8" x 8' 8" (2.95m x 2.65m) Comfortable as a cosy sitting area or a bedroom. Carpeted floor. Window to rear. French doors to rear garden. Radiator.

### BATHROOM

7' 7" x 5' 4" (2.33m x 1.65m) Modern bathroom suite fitted with shower over, WC & wash basin. Tiled walls & floor.

Window to side. Radiator.

### BEDROOM ONE

12' 4" x 10' 0" (3.77m x 3.06m) Double bedroom. Fitted with three double wardrobes. Carpeted floor. Window to front. Radiator.

### BEDROOM TWO

10' 4" x 9' 7" (3.17m x 2.94m) Double bedroom. Carpeted floor. Window side. Radiator.

### SHOWER ROOM

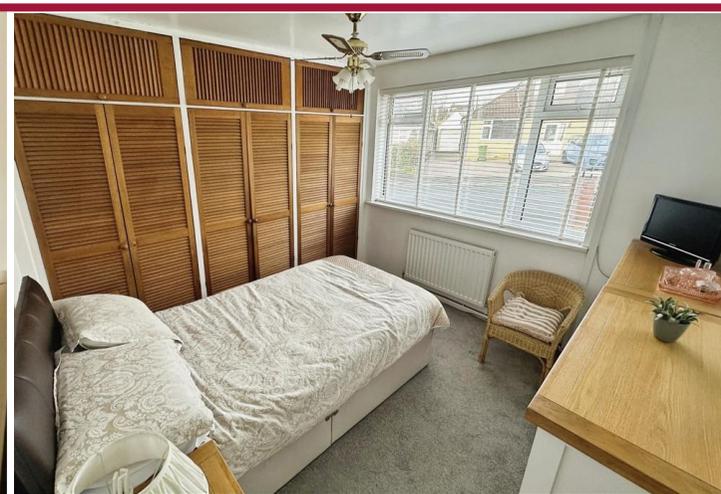
6' 8" x 6' 4" (2.05m x 1.94m) Modern suite fitted with walk-in shower, WC and wall hang, wash basin. Tiled floor and walls. Window to side. Towel radiator. Spot lighting.

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

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**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

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