



51 Dan Y Bryn | Pontllanfraith | Blackwood | NP12 2FJ

EXCEPTIONAL FAMILY HOME * RENOVATED TO THE HIGHEST OF STANDARDS * INCREDIBLE GARDEN ROOM * HIGH SPEC, BESPOKE BUILT KITCHEN * UTILITY ROOM * CONVERTED GARAGE * MASTER ENSUITE. A simply must see home to be appreciated, an impeccable standard of finish throughout and the best garden room we've seen!

£530,000

- Incredible Home
- Highest standard garden room
- Bespoke kitchen
- Master ensuite
- Landscaped garden



Property Description

HALLWAY

Stairs to first floor. Doors to kitchen, lounge, WC and reception room.

LOUNGE

14' 2" x 11' 7" (4.32m x 3.54m) Nicely sized family lounge with feature fireplace. Bay window to front with wooden shutters. Carpeted floor. Radiator. Double doors to kitchen.

KITCHEN/DINER

20' 4" x 10' 5" (6.20m x 3.20m) The most impressive of kitchens, designed, handmade and installed by Bespoke UK kitchens. Fully integrated with appliances; range cooker with extractor over, dishwasher, concealed microwave and stainless steel fridge/freezer. Stunning, curved edge, Quartz work surfaces with inset sink & Quooker hot & filter tap. Custom designed cabinets with excellent storage solutions throughout to include; two large larder units and an abundance of pull out

drawers. Designer column radiator. Stunning feature wine cupboard. Matching cabinet door to utility room. Hard wood herring bone flooring. French doors to rear garden. Floor to ceiling feature window.

RECEPTION ROOM

15' 2" x 7' 8" (4.63m x 2.36m) Former garage, well converted into an additional reception room, or ideal space to work from home. Hard wood flooring. Window to front with wood shutters. Designer column radiator. Wood panelling.

UTILITY ROOM

9' 1" x 6' 9" (2.78m x 2.06m) Matching units to the kitchen with quartz work tops and butler sink with rinsing tap over. Larder unit with boiler enclosed. Door to storage cupboard and rear garden. Designer column radiator. Hard wood flooring.

WC

Fitted with WC & wash basin. Window to front. Designer

Column radiator. Hard wood flooring.

BEDROOM ONE

13' 2" x 13' 2" (4.03m x 4.02m) Spacious main bedroom with fitted triple wardrobe. Carpeted floor. Feature wall panelling. Radiator. Wood window shutters. Door to ensuite.

ENSUITE

5' 6" x 5' 1" (1.70m x 1.57m) Stunning ensuite, walk-in shower, vanity wash basin and WC. Tiled floor & walls. Window to front with wooden shutters. Towel radiator. Spot lighting.

BEDROOM TWO

12' 5" x 8' 3" (3.80m x 2.52m) Double bedroom. Feature wall panelling. Window to front with wooden shutters. Radiator.

BEDROOM THREE

10' 7" x 9' 8" (3.24m x 2.95m) Double bedroom. Feature wall

panelling. Window to rear with wooden shutters. Radiator.

BEDROOM FOUR

11' 7" x 7' 6" (3.55m x 2.30m) Double bedroom. Feature wall panelling. Window to rear with wooden shutters. Radiator.

BATHROOM

9' 7" x 5' 6" (2.93m x 1.70m) Stunning suite comprising of; free standing bath tub with thermostatic tap, wall mounted his & hers vanity basin and WC. Tile floor & walls. Window to rear with wooden shutters. Spotlighting.

TO THE OUTSIDE

TO THE FRONT

Double driveway parking with lawn to side.

TO THE REAR

Landscaped garden with ground level patio and steps up to

lawns and garden room. Gate and path to front.

GARDEN ROOM

29' 6" x 14' 9" (9.00m x 4.50m) The most impressive of garden rooms built with timber frame and cedar cladding, to the highest of standards. With bespoke bar area and Quartz work surfaces. Stunning seating area custom designed. Toilet area. Electric boiler. Three designer radiators. Spotlighting. Hard wood flooring. Feature coving. Pool table to stay.

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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