



Plot B Clos Pandy, Bedwas  
Asking price £310,000

BRINSONS

## Description

A fantastic opportunity to make a house a home. Brinsons have the pleasure of offering for sale this brand new 5 double bedroom detached property which is set in a quiet cul-de-sac and conveniently located close to the village amenities.

## Accommodation

The accommodation briefly comprises to the ground floor entrance hall, lounge, kitchen/dining room, utility room and cloaks/wc. Whilst to the first floor there are four double sized bedrooms, master en-suite and family bathroom. To the second floor there is a bedroom with en-suite and a dressing room. Outside offers an enclosed rear garden and an integral garage plus driveway to the front. Further benefits include UPVC double glazing throughout and gas fired central heating.

## Entrance Hall

Entered from the front via UPVC door with glazed panelling. Stairs leading to first floor. Door leading to;

## Lounge 17'6 into bay x 10' (5.33m into bay x 3.05m)

Spacious main reception room with UPVC double glazed bay window to front. TV and telephone point.

## Kitchen / Dining Room 19'6 x 11'8 (5.94m x 3.56m)

UPVC double glazed window to rear. Bi-fold doors leading to rear garden. Radiator. Can be fitted with purchasers choice of units.

## Utility Room 7'6 x 6'5 (2.29m x 1.96m)

Housing combination boiler. Plumbing for automatic washing machine and other white goods.

## Cloaks/WC

## First Floor

## Landing

Approached via stairs. Doors leading to all first floor rooms.

## Bedroom One 14'11 x 10'2 (4.55m x 3.10m)

Master bedroom with UPVC double glazed window to rear. TV point. Door to;

## Ensuite 6'9 x 4'5 (2.06m x 1.35m)

Generous sized en-suite comprising low level WC, wash hand basin, shower cubicle. Obscure UPVC double glazed window to front.

## Bedroom Two 15' x 10' max (4.57m x 3.05m max)

Double sized bedroom with UPVC double glazed window to front. TV point.

## Bedroom Three 11'9 x 8'10 (3.58m x 2.69m)

UPVC double glazed window to rear. TV point.

## Bedroom Four 11'9 x 9'6 (3.58m x 2.90m)

UPVC double glazed window to rear. TV point.

## Bathroom 8'8 x 7'2 (2.64m x 2.18m)

Low level WC, wash hand basin, shower cubicle and bath. Obscure UPVC double glazed window to front.

## Second Floor

## Landing

## Bedroom Five 18 x 16'11 (0.46m x 5.16m)

Double sized bedroom with two velux windows to rear. Storage into eaves.

## Dressing Room 10'2 max x 8'3 (3.10m max x 2.51m)

Storage into eaves.

## Shower Room 8'3 x 8' (2.51m x 2.44m)

Low level WC, wash hand basin, shower cubicle. Velux window to rear.

## Outside

Front: Driveway leading to integral garage.

Rear: Paved patio with lawned garden.

## Garage 19'6 x 9'6 (5.94m x 2.90m)

## Tenure

We have been advised that this property is Freehold. The purchaser is advised to obtain verification from their solicitor or surveyor.



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