

**7 Maes Morgan
Nantylwch
Tredegar
Blaenau Gwent
NP22 3BP**

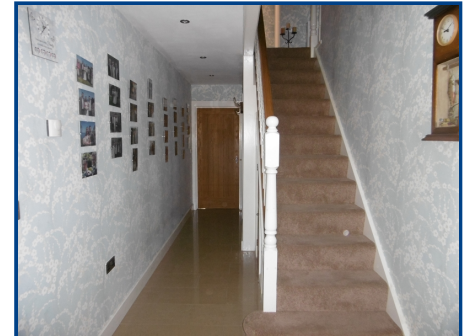
Price **£270,000**



- Four bedroom, Executive self build property built in 2013
- Property offers spacious family accommodation
- Hallway, cloakroom/WC, lounge plus sun room
- Fitted kitchen/dining/ family room
- Utility room
- Master bedroom with ensuite shower room
- Jack and Gill shower room servicing bedroom three and four, family bathroom
- Garage, driveway and low maintenance garden to rear
- Double glazing plus gas heating to first floor and under floor heating to ground floor

General Description

Viewing a must of this spacious, four bedroom Executive home situated on a privately built development within easy reach of the A465 (Heads Of The Valleys Road) and access to other major road links. The property sits on the edge of the Brecon Beacons National Park and within reach of Bryn Bach Park



EPC Rating: C73

Property Description

Situated on a privately built development of Executive Homes, viewing a must of this spacious family home built approximately four years ago and offers good size family accommodation which sits on a level plot. The development which is located North West of Tredegar within easy reach of open moorland which offers lovely walks on the edge of the Brecon Beacons National Park, minutes away from the A465 (Heads Of The Valleys Road) with links to other major road links and also in close proximity to Bryn Bach Park again offering lovely walks.

The property on offer is well presented throughout, briefly comprising: entrance hall, cloakroom/WC, lounge, fitted kitchen/dining/family room open through to sun room, utility room, first floor landing with storage cupboard, family bathroom, master bedroom with built in wardrobes and en suite shower room, Jack and Gill shower room servicing bedroom three and four. To the outside are enclosed front garden with good size paved driveway leading to garage with remote control door to front, side gates allowing access around to the rear enclosed garden. The property further benefits from a combination of under floor heating heating to the ground floor and gas heating system to first floor with conventional radiators plus double glazing throughout.

Ground Floor

PVC double glazed door with matching side panel onto...

Hallway

With tiled flooring, carpeted stairs to first floor with under stair storage, papered walls, concealed spot lighting, oak doors to rooms off.

Cloakroom/W.C.

WC with concealed cistern, pedestal wash hand basin and display shelving above, tiled floor, ceiling mounted extractor fan.

Lounge (21' 3" x 12' 4") or (6.47m x 3.77m)

With PVC double glazed leaded box bay window to front, fitted carpet, papered feature wall, limestone feature fire surround with hearth housing remote control electric fire, half glazed double oak doors to...

Fitted with a range of modern base and wall units with oak preparation surface and matching up stand, one and a half bowl stainless steel sink with mixer tap over, plinth lighting, built in dishwasher, space for electric range cooker with splash back and extractor canopy, tiled flooring, papered feature wall to dining area, concealed spot lighting, open through to...

Orangery/Sunroom (10' 6" x 11' 2") or (3.19m x 3.40m)

With PVC double glazed windows to either side and front, tiled flooring, bi folding doors to rear leading onto rear garden.

Utility Room (6' 6" x 9' 7") or (1.99m x 2.92m)

With matching base units with oak preparation surface over with inset stainless steel sink and single drainer with mixer tap over, tiled flooring, extractor fan to ceiling, space for washing machine, PVC double glazed door to side, PVC double glazed window to side.

First Floor

Landing

With oak flooring, double oak doors to built in storage cupboard, radiator, access to loft space, oak doors to rooms off.

Bedroom 1 (13' 5" x 12' 4") or (4.08m x 3.76m)

With PVC double glazed leaded window to front, radiator, fitted carpet, papered walls, two double doors to built in storage/wardrobes with hanging rail and automatic light, oak door to...

En-suite shower room (7' 10" x 6' 7") or (2.38m x 2.01m)

Fitted with three piece suite comprising shower enclosure with tiled inset housing power shower, WC with concealed cistern, vanity wash hand basin with mixer tap and storage under, PVC double glazed leaded window to front, ceiling mounted extractor fan, spot lighting, wall mounted chrome towel rail, wall mounted shaver point.



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