



## 2 Pen-Y-Cae Close, NP11 3LA

**£184,950**

**\*\*IMMACULATE FIRST TIME BUY OPPORTUNITY\*\***

Parkmans are delighted to offer for sale a fantastic and immaculately presented mid link property offering good size accommodation throughout. The property comprises of good size fitted kitchen with appliances, lovely lounge and the addition of a conservatory. To the first floor are two double bedrooms and modern fitted shower room. Further benefits are UPVC double glazing and gas central heating.

Externally the property benefits from lovely gardens to the front and rear and parking for three vehicles. The rear garden is fully enclosed, laid with a lovely decking area and artificial lawn with large shed.

The property is a fantastic first time buyer opportunity, conveniently situated in the village of Croespenmaen, convenient for local amenities and travel links.

TENURE: We are advised Freehold  
EPC: C  
COUNCIL TAX BAND: C



### Entrance Hall

UPVC double glazed front door, plaster walls, radiator, power points, laminate flooring, stairs to first floor.

### Lounge

13'3" x 13'9" (4.055 x 4.211)

UPVC double glazed French doors to rear leading to conservatory, plaster walls, radiator, power points, under stairs storage, laminate flooring.

### Kitchen

8'10" x 12'1" (2.716 x 3.699)

UPVC double glazed window to front, fitted with a range of cream shaker style base and wall units with work surfaces over, polycarbonate single drainer sink with mixer tap, integrated fridge and freezer, integrated washing machine, space for dishwasher, electric hob and oven with chimney style extractor over, splash back tiling, power points, radiator, cushion tile effect flooring.

### Conservatory

11'2" x 10'11" (3.428 x 3.338)

UPVC double glazed conservatory, vertical radiator, power points, tiled floor, UPVC double glazed French doors to rear garden.

### Landing

Plaster walls, roof access hatch, carpeted.

### Bedroom 1

13'2" x 9'8" (4.038 x 2.956)

UPVC double glazed window to front, plaster walls, radiator, points, carpeted.

### Bedroom 2

9'1" x 13'3" (2.793 x 4.060)

UPVC double glazed window to rear, plaster walls, radiator, points, carpeted.

### Shower Room

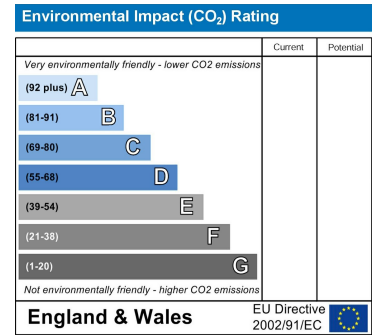
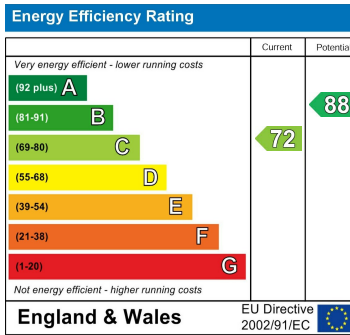
6'6" x 6'11" (1.984 x 2.12)

Walk in shower cubicle, concealed cistern WC, inset vanity wash hand basin in unit, fully tiled.

### External

To the front: Parking for approximately three cars, stone chippings.

To the rear: Enclosed garden with decked seating area, artificial lawn and shed.



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