



3 Lower Brook Street, Abercarn NP11 5JA

Offers over £489,000

****RARE OPPORTUNITY** **FANTASTIC FIVE BEDROOM DETACHED PROPERTY****

Parkmans are pleased to offer for sale this unique, superb and extensive detached property set in approximately up to 1/3 of an acre of wonderfully maintained gardens. The property is set in grounds surrounding the property with ample off-road parking and double garage. This individual residence is located in the popular village of Chapel of Ease, Abercarn, perfectly positioned for travel links to the M4 corridor and Cardiff with easy access to local schools, amenities, and nearby towns and if you enjoy rural walks there are an abundance of them, with the famous scenic drive nearby.

This individual property offers very spacious, excellent living accommodation featuring five double bedrooms, family bathroom, master en-suite, ground floor shower room, three good size reception rooms with large, fitted kitchen, utility room and conservatory.

VIEWING IS ESSENTIAL IN ORDER TO APPRECIATE ALL THAT THIS PROPERTY HAS TO OFFER.

TENURE: We are advised Freehold
EPC: D
Council Tax Band: Band F



Entrance Hall

Entry via impressive entrance door with stained glass and leaded lights and stained and leaded window to side, under stairs storage cupboard, wooden flooring, carpeted stairs to first floor, wooden panel doors leading to reception rooms.

Lounge

20'9" x 14'8" (6.34 x 4.48)

Impressive lounge with high ceilings, picture rail, x3 UPVC double glazed windows, feature coal effect gas fire set in wooden surround, marble hearth, wood laminate flooring, radiators, power points.

Sitting Room/Study

11'5" x 14'8" (3.48 x 4.49)

Large second reception room with x2 UPVC double glazed windows, inset gas fire with oak mantle, radiator, power points, stained glass panel door to conservatory, wood flooring.

Conservatory

13'4" x 8'9" (4.08 x 2.68)

UPVC double glazed conservatory with French doors leading out to the garden, gas fire, power points, tiled floor.

Dining Room

11'7" x 10'11" (3.54 x 3.33)

UPVC double glazed window, radiator, power points, door leading to pantry, tiled flooring open plan to kitchen, stable door leading to garden.

Lobby

4'3" x 3'2" (1.31 x 0.98)

Tiled flooring, access to shower room.

Shower Room

4'9" x 5'1" (1.46 x 1.57)

Fully tiled enclosed shower cubicle, low level wc, vanity wash hand basin, radiator, tiled floor.

Kitchen

11'5" x 8'5" (3.49 x 2.59)

Lovely size kitchen fitted with a range of base and wall units, roll edge work surfaces over, five ring gas hob, eye level double oven, chimney style extractor hood, double enamel single drainer sink with mixer tap, pull out ironing board, splash back tiling, power points, plumbing for automatic washing machine or dishwasher, radiator, UPVC double glazed window, tiled flooring, door leading to utility

Utility Room

6'2" x 4'11" (1.90 x 1.52)

Base and wall units with roll edge work surfaces over, stainless steel single drainer sink, plumbing for automatic washing machine, combi boiler, UPVC double glazed window and door leading to garden.

Landing

Large landing, wooden doors leading to accommodation, carpeted, UPVC double glazed window, power points.

Bedroom One

11'6" x 14'1" (3.51 x 4.30)

UPVC double glazed window, radiator, wood flooring, power points, doors leading to en-suite.

En Suite

2'1" x 8'0" (0.66 x 2.46)

Fully tiled shower cubicle, vanity wash hand basin, low level wc, radiator, wood effect flooring.

Bedroom Two

11'3" x 14'9" (3.45 x 4.50)

X2 UPVC double glazed windows, radiator, wood flooring, power points, feature ornate fireplace,

Bedroom Three

10'7" x 14'9" (3.23 x 4.50)

X2 UPVC double glazed windows, wood laminate flooring, radiator, power points.

Bedroom Four

9'6" x 11'3" (2.91 x 3.43)

x2 UPVC double glazed windows, radiator, wood laminate flooring, power points,

Bedroom Five

9'0" x 8'2" (2.75 x 2.50)

UPVC double glazed window, radiator, carpeted, power points,

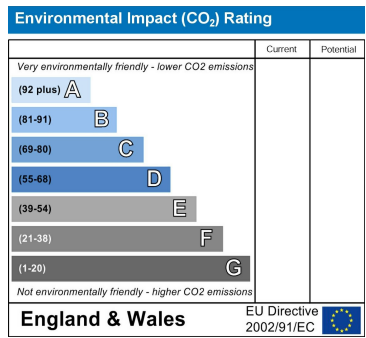
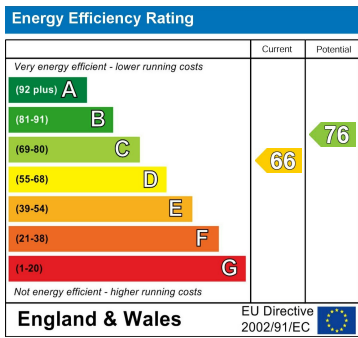
Bathroom

8'10" x 6'3" (2.70 x 1.93)

Lovely fitted white bathroom suite with double ended bath, pedestal wash hand basin, low level wc, tiled around, radiator, storage cupboard, skylight, wood effect flooring.

External

The property is located in approximately 1/3rd of an acre of well maintained gardens all around the property. To the front there is a gated driveway providing off road parking, paved pathway leading to front door and lawn area with shrubs and flowers. To the side and rear of the property is another gated driveway and double garage, further large lawn area with an abundance of shrubs, trees and flowers, pond, external power supply, flagstone patio area with storage shed with power and steps leading to top of the garden with further flowers and shrubs and pond.



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