



6 Gerddi Ty Mawr, Gelligroes, Blackwood, NP12 2GY

Nestled in the charming area of Gerddi Ty Mawr, Gelligroes, Blackwood, this impressive detached house offers a perfect blend of space and comfort, ideal for family living. Located in a quiet, exclusive location, providing easy access to local walks and travel networks.

With five generously sized bedrooms, this property provides ample room for both relaxation and privacy. Each bedroom is thoughtfully designed, with two having built in walk in wardrobes and each room having its own en-suite, ensuring a tranquil retreat at the end of the day. The house boasts an immaculate, modern fitted kitchen with appliances and island, three elegant reception rooms with an addition of a large conservatory with bi-fold doors leading to the lovely garden and taking advantage of the picture perfect views, perfect for entertaining guests or enjoying quiet family evenings. These versatile spaces can be adapted to suit your lifestyle, whether you envision a formal dining area, a cosy lounge, or a vibrant playroom for the children. With six well-appointed bathrooms, convenience is at the forefront of this home. This feature is particularly beneficial for larger families or those who frequently host visitors, ensuring that everyone has access to their own space.

Parking will never be an issue here, as the property offers ample space for approximately six/seven vehicles and an integrated double garage. To the rear is a wonderful garden with large patio, lawn and side access, well positioned to take advantage of the amazing views. This is a rare find and adds to the overall appeal of the home, making it perfect for families with multiple cars or those who enjoy hosting gatherings.

In summary, this detached house is a remarkable opportunity for anyone seeking a spacious and well-equipped family home. With its generous living spaces, numerous bathrooms, and ample parking, it is sure to meet the needs of modern living. Do not miss the chance to make this splendid property your own.

- IMPRESSIVE EXECUTIVE DETACHED HOUSE
- GOOD SIZE FITTED KITCHEN WITH INTEGRATED APPLIANCES AND ISLAND
- INTEGRATED DOUBLE GARAGE AND DRIVEWAY PROVIDING OFF ROAD PARKING FOR 6/7 VEHICLES
- EPC: C - COUNCIL TAX BAND: G - TENURE: We are advised Freehold
- RARE OPPORTUNITY TO ACQUIRE A PROPERTY IN THIS WONDERFUL LOCATION
- FIVE DOUBLE BEDROOMS ALL WITH EN-SUITE
- LARGE REAR GARDEN WITH WONDERFUL VIEWS
- THREE RECEPTION ROOMS AND CONSERVATORY
- GROUND FLOOR CLOAKROOM/WC AND SEPARATE WET ROOM
- GUIDE PRICE: £550,000 TO £560,000

Guide price £550,000

The Laurels, 6 Gerddi Ty Mawr, Gelligroes, Pontllanfraith, Blackwood, NP12 2GY

Entrance Hall

UPVC double glazed door and window to front, plastered walls and ceiling, tiled floor, carpeted stairs with glass banister, radiator, power points.

Shower Room

9'11" x 12'7" (3.03 x 3.86)

Double glazed obscured window to front, large walk in shower, vanity sink hand wash basin unit, close couple w/c, pvc tile walls and ceiling, vinyl floor, radiator.

Reception Room

12'9" x 15'6" (3.91 x 4.73)

Double glazed patio doors to rear, electric fire place with feature surround, plastered walls and ceiling, tile floor, radiator, power points.

Kitchen

22'10" x 11'4" (6.96 x 3.47)

UPVC double glazed window to rear, matching high gloss base and wall units with island, integrated appliances including eye level double oven, induction hob and dishwasher, roll edge worktop, splash back, plastered walls and ceiling, tiled floor, radiator power points.

Conservatory

14'0" x 11'1" (4.29 x 3.39)

UPVC double glazed with bi-fold doors and windows, plastered walls and ceiling, tiled floor, radiator, power points.

Dining Room

13'5" x 9'9" (4.10 x 2.99)

Double glazed doors and windows, multi fuel log burner, plastered walls and ceiling, tile floor, power points.

Utility Room

7'0" x 9'2" (2.14 x 2.8)

Double glazed window and door to side, matching base and wall units, wooden worktop, ceramic sink with mixer tap, plastered walls and ceiling, tiled floor, power points, plumbing for automatic washing machine and space for dryer.

W/C

6'0" x 3'9" (1.84 x 1.16)

Low level W/C, hand wash basin, plastered walls and ceiling, tiled floor, radiator.

Reception Room 2

12'5" x 9'9" (3.81 x 2.98)

Double glazed window to front, plastered walls and ceiling, tiled floor, radiator, power points.

Landing

Plastered walls and ceiling, carpet to floor, airing cupboard.

Bedroom 1

17'8" x 14'10" (5.4 x 4.54)

Double glazed window to front, plastered walls and ceiling, carpet to floor, radiator, power points.

En-Suite

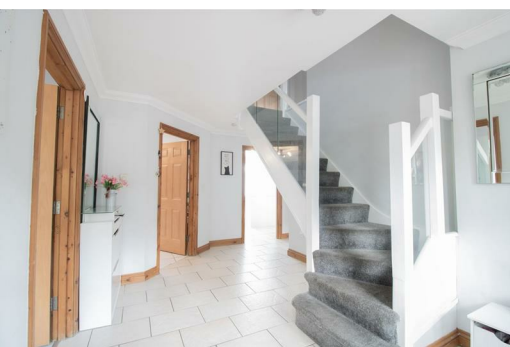
8'1" x 5'2" (2.47 x 1.58)

Sky light to rear, shower, vanity sink hand wash unit, low level w/c, plastered walls and ceiling, vinyl floor, radiator.

Bedroom 2

13'5" x 10'5" (4.10 x 3.19)

Double glazed window to rear, plastered walls and ceiling, carpet to floor, radiator, power points.



Wardrobe

9'11" x 4'8" (3.03 x 1.44)

Double glazed window to side, plastered walls and ceiling, carpet to floor, radiator,

En-Suite

9'7" x 8'1" (2.94 x 2.47)

Double glazed obscured window to front, free standing bath, separate shower cubicle, vanity hand wash unit and w/c, tile splash back plastered walls, radiator, vinyl floor.

Bedroom 3

13'5" x 10'1" (4.11 x 3.08)

Double glazed window to rear, plastered walls and ceiling, carpet to floor, radiator, power points.

En-Suite

7'2" x 3'18" (2.2 x .97)

Shower, low level w/c, pedestal hand wash basin, plastered walls and ceiling, carpet to floor, radiator.

Bedroom 4

9'11" x 11'0" (3.04 x 3.36)

Double glazed window to front, plastered walls and ceiling, carpet to floor, radiator, power points.

En-Suite

5'2" x 5'9" (1.59 x 1.76)

Sky light, shower cubicle, hand wash basin, low level w/c, radiator, vinyl floor.

Bedroom 5

16'9" x 15'2" (5.12 x 4.63)

Sky light to front and rear, plastered walls and ceiling, carpet to floor, radiator, power points

En-Suite

9'11" x 10'0" (3.04 x 3.06)

Sky light to rear, panel bath, separate shower, pedestal hand wash basin, low level w/c, plastered walls and ceiling, carpet to floor, radiator.

Wardrobe

4'7" x 10'2" (1.41 x 3.10)

Sky light to front, plastered walls and ceiling, carpet to floor, radiator.

External

To the front: Paved driveway providing ample off road parking for approximately 6/7 vehicles.

To the rear: Gated side access to both sides of the house. Large patio area with glass balustrade with wonderful views, outside bar, steps leading to good size artificial lawn area.

Garage: Large integrated garage with power/light and roller shutter door and door leading into house.



GROUND FLOOR
1564 sq.ft. (145.3 sq.m.) approx.



1ST FLOOR
955 sq.ft. (88.7 sq.m.) approx.

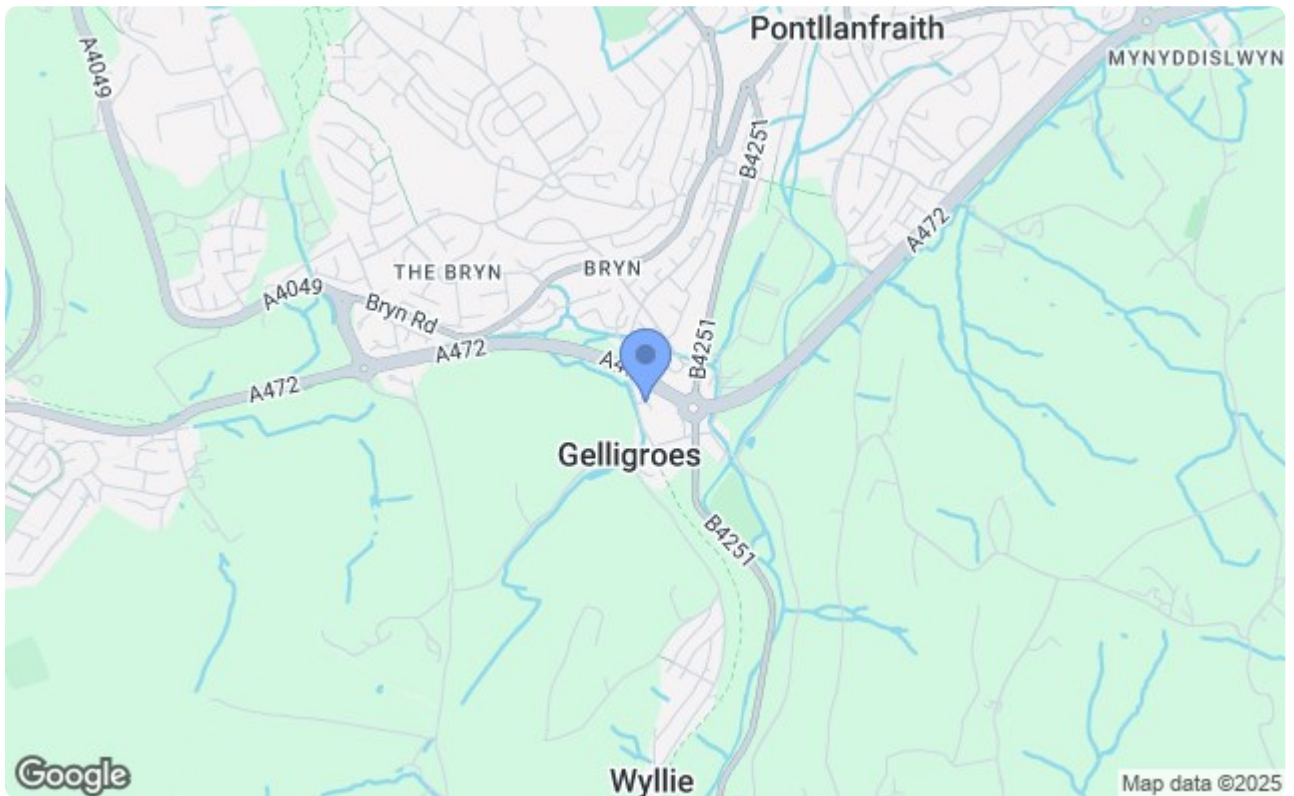


2ND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 2965 sq.ft. (275.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	80
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	