

14 Ramson Close, Hengoed, CF82 8LB

£225,000

Welcome to Ramson Close, a charming end link house nestled in a peaceful cul-de-sac in Penpedairheol, Hengoed. This modern build property, constructed in 1997, boasts a delightful conservatory, perfect for enjoying the tranquillity of its quiet location that backs onto allotments.

Upon entering, you are greeted by a cosy reception room, ideal for entertaining guests or simply relaxing with your loved ones. With three inviting bedrooms and two bathrooms, there is ample space for the whole family to unwind and rejuvenate.

One of the standout features of this property is the garage and parking space for three vehicles, ensuring convenience and security for your vehicles. Imagine coming home to your own parking spot every day without any hassle.

Whether you are looking for a peaceful retreat away from the hustle and bustle of city life or a comfortable family home, 14 Ramson Close offers the best of both worlds. Don't miss the opportunity to make this lovely house your new home sweet home... New Home, New Adventures, New Horizons!

ENTRANCE

Via frosted glass composite door.

ENTRANCE HALL

Coved and plastered ceiling, plastered walls, herringbone finish wood floor, radiator, stairs to first floor, door to lounge, door to:-

WC 4'10" x 2'4" (1.49m x 0.72)

Front facing double glazed obscured window, plastered ceiling, plastered walls with feature tile border, white WC, vanity wash hand basin with mixer tap, chrome towel radiator.

LOUNGE 14'8" x 14'6" max. 11'7" min. (4.48m x 4.42m max. 3.54m min.)

Front facing double glazed window, coved and plastered ceiling with ceiling rose, plastered walls, continuation of herringbone finish wood floor, radiator, door to:-

KITCHEN/DINING ROOM 14'5" x 9'8" (4.41m x 2.96m)

Rear facing double glazed window, textured ceiling, plastered walls with tiled splash backs, white high gloss finish wall and base units with grey granite effect work surfaces, grey polycarbonate sink unit with drainer and mixer tap, integrated electric oven and gas hob with stainless steel chimney style cooker hood, integrated dishwasher, plumbing for washing machine, space for fridge freezer, laminate flooring, radiator, double glazed patio doors to:-

CONSERVATORY 12'11" x 11'8" (3.95m x 3.58m)

Double glazed roof, double glazed windows and French doors to rear, walls with side facing obscured double glazed windows, granite tiled floor, radiator, electric fan light.

STAIRS/LANDING

Side facing double glazed window, plastered ceiling with loft access hatch with pull down ladder, plastered walls, airing cupboard housing combi boiler with shelving for storage, storage cupboard with shelving, doors to all rooms.

BEDROOM ONE 11'9" x 7'10" (3.59m x 2.39m)

Rear facing double glazed window, plastered ceiling, plastered walls, laminate flooring, built in double wardrobe, radiator.

BEDROOM TWO 10'8" x 8'0" (3.26m x 2.46m)

Front facing double glazed window, plastered ceiling, plastered walls, laminate flooring, radiator.

BEDROOM THREE 8'8" x 6'0" (2.66m x 1.85m)

Rear facing double glazed window, plastered ceiling, plastered walls, laminate flooring, radiator.

BATHROOM 5'8" x 5'1" (1.74m x 1.55m)

Front facing double glazed obscured window, plastered ceiling, tiled walls, white suite comprising of WC, vanity wash hand basin with mixer tap,

panel bath with mixer tap and power shower, chrome towel radiator.

OUTSIDE

FRONT - Resin finished hard standing, driveway leading to garage, indian stone path to entrance door, outside tap, outside light.

REAR - Paved yard with paved step up to paved patio with wooden fence, paved path leading to side access with paved steps down to garage.

GARAGE 15'10" x 7'11" (4.84m x 2.43m)

Accessed via up and over door to front or glazed door from rear, power and light, boarded roof space with pull down ladder.

Floor Plan



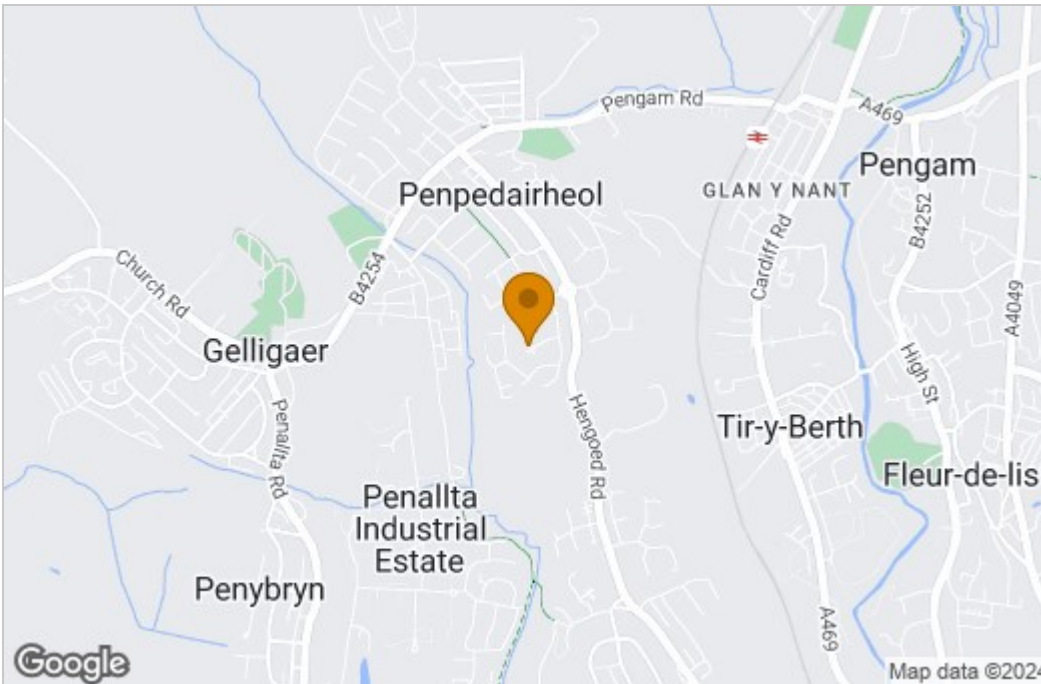
GROUND FLOOR
APPROX. FLOOR AREA 52.7 SQ.M. (567 SQ.FT.)

1ST FLOOR
APPROX. FLOOR AREA 35.5 SQ.M. (382 SQ.FT.)

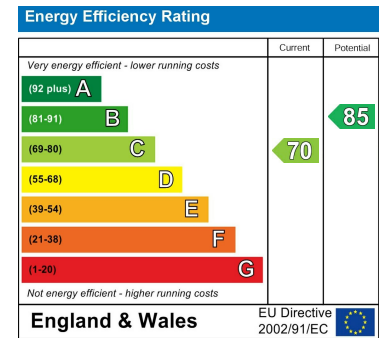
TOTAL APPROX. FLOOR AREA 88.2 SQ.M. (949 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Area Map



Energy Efficiency Graph



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