

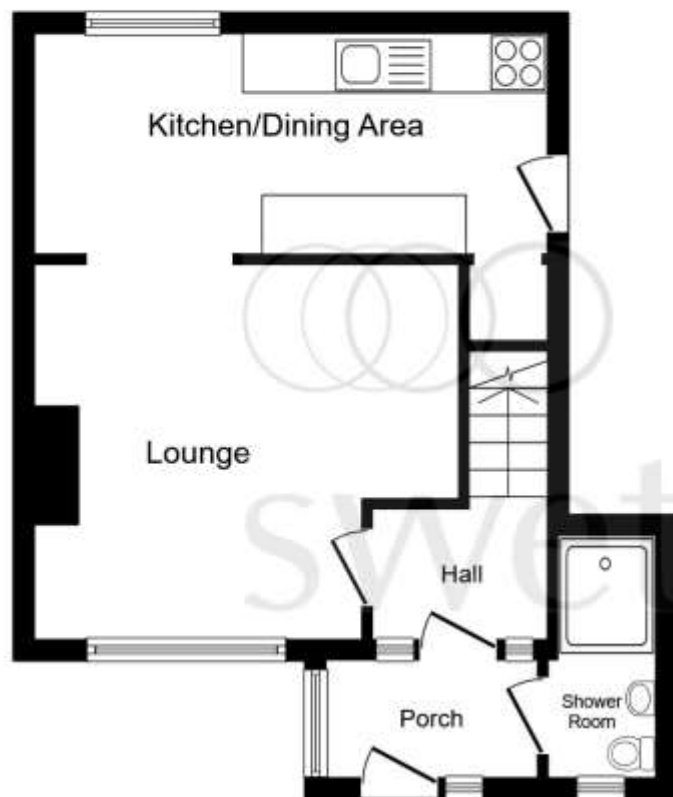


**Cemlyn Close, Blacon, Chester CH1 5QJ**

**welcome to**  
**Cemlyn Close, Blacon, Chester**

**\*\*\*NO ONWARD CHAIN\*\*\*** Beautifully maintained and improved by the current owner, this superbly presented end of terrace house is situated towards the foot of a cul-de-sac and benefits from two double bedrooms, an exceptionally large rear garden, and on-street parking.

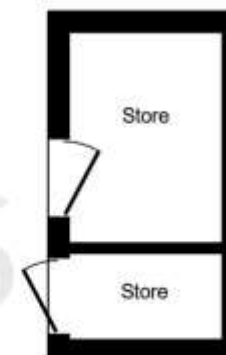




**Ground Floor**



**First Floor**



**Outbuilding**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



### **The Property Is Approached**

by a pedestrian gateway and concrete and paved pathway leading to a porch with a uPVC double glazed front door with frosted panel inserts and panel adjacent, with timber-effect laminate flooring, and doors leading to the ground floor shower room and the hall.

### **Ground Floor Shower Room**

With continuation of the timber-effect flooring, low-level WC, wash basin floor-to-ceiling fully tiled walls, wet room area with fitted shower, tiled walls and tiled flooring.

### **Entrance Hall**

Beautifully decorated and carpeted, with a frosted double glazed panel window to the side elevation, radiator, staircase rising to the first floor landing, and a door leading to the lounge.

### **Open Plan Living Space**

With timber-effect laminate flooring, comprising a Lounge and a Kitchen/Dining Room.

### **Lounge**

12' 6" x 14' 1" ( 3.81m x 4.29m )

With a central chimney breast with recesses on either side, coved ceiling, and a uPVC double glazed window with blinds to the front elevation. An archway leads through to the Kitchen/Dining Room.

### **Kitchen/Dining Room**

17' 4" x 7' 5" ( 5.28m x 2.26m )

The dining area is very well decorated with a coved ceiling, and double glazed windows with views over the rear garden, and a radiator under. The kitchen area has a very extensive range of modern high gloss white fitted kitchen units and working surface with drawers and cupboards under, wall-mounted cupboards to match, an inset 1.5 bowl stainless steel sink and drainer unit, space for an oven, space and plumbing under working surface for a washing machine, space for an upright fridge freezer, complementary splashback tiling, tile-effect flooring, uPVC double glazed window overlooking the rear

garden, opening to a large understairs storage space, and a uPVC double glazed door with frosted panel insert leading outside to the rear garden.

### **First Floor Landing**

Staircase rising to a part-galleried landing with access to the roof space via an oversized loft hatch with ladder access. The loft is fully boarded with electric light.

### **Bedroom One**

14' 11" x 9' 7" ( 4.55m x 2.92m )

A superb large and light double bedroom with two sets of uPVC double glazed windows to the front elevation, built-in cupboard with fitted shelving and wall-mounted Worcester gas-fired boiler for central heating and domestic hot water, a further fitted wardrobe cupboard with hanging space and shelving, and a radiator.

### **Bedroom Two**

10' 5" x 10' 8" ( 3.17m x 3.25m )

Beautifully decorated with a uPVC double glazed window with views over the rear garden, and a radiator.

### **Bathroom**

Well fitted and well appointed, with a modern white suite comprising of a panelled bath in a tiled surround with fitted electric shower over and fitted shower screen, pedestal wash basin with mixer tap, low level dual flush WC, radiator, tiled floor, recessed ceiling spotlights, and a uPVC double glazed window to the rear elevation.

### **Outside:**

#### **Front**

A pleasant front garden, mainly laid to level lawn, with a flagged pathway and bounded by timber fencing.

#### **Side**

To the side of the house is a most useful brick storeroom with two doors - one to a large storage area and the other to an excellent freezer/storeroom with electric light and power. Please note that it is possible to access the rear garden from the side driveway if off-street car parking were to be required.

#### **Rear**

An exceptionally sized rear garden, well landscaped for easy maintenance, with a large flagged patio, paved pathways, raised terrace with decking, a further raised terrace with artificial grass providing an ideal alfresco dining area, a sandstone rockery surrounding an ornamental pond, and outside security lighting. The garden is surrounded by close board timber fencing, with a high degree of privacy and security, and flanked at the rear by a mature green screen.



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welcome to

## Cemlyn Close, Blaenau Gwent

- A Superbly Presented End-Terrace Home
- Cul-de-Sac Location
- 2 Double Bedrooms
- An Exceptionally Large Rear Garden
- On-Street Parking
- NO ONWARD CHAIN

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: A

offers over  
**£175,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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