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16 Trem Yr Afon
Cefn Hengoed, Hengoed,
Caerphilly, CF82 7TY

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Asking price **£450,000**

A spacious, modern five bedroom, three reception room, detached executive family home which has undergone significant improvement by the current owners and is presented to the highest of standards.

Modern detached five bedroom family home

Beautifully presented accommodation throughout

Spacious living and bedroom accommodation ideal for a large or growing family

Three reception rooms, plus impressive kitchen/breakfast room

Utility room and ground floor cloakroom

Five double bedrooms. Bedroom one with dressing room and en-suite shower room

Recently upgraded family bathroom plus separate shower room

Edge of village location bordering farmland.

Landscaped garden Plot., offered parking with EV charging point and detached double garage

Viewings highly recommended





This spacious five bedroom detached property is offered to the market for the first time since new. It has undergone significant improvement by the current owners, with its generous sized living and bedroom accommodation presented to the highest of standards.

It is situated in a small development on the village periphery, bordering farmland along its side boundary. The accommodation comprises of a central ENTRANCE HALLWAY, with stairs rising to the first floor accommodation and ornate tiled flooring. The property has three reception rooms. The LOUNGE, with window to front, has a fireplace housing an electric fire plus a media wall above and wood panelling to one wall. The lounge has Mandarin stone 'Lulworth buff' tiled floor, which is found in all reception rooms, plus the kitchen/breakfast room. The DINING ROOM has further French doors leading into the garden. Fitted bespoke storage units with display shelving flanking a media wall.

The impressive KITCHEN/BREAKFAST ROOM offers an extensive range of fitted base, larder and island units

with display shelving. Complementing quartz work surfaces. Integrated appliances include two Bosch ovens, dishwasher, larder fridge and separate larder freezer, and induction hob with a Smeg Hood over. Quooker instant hot water tap. Off the kitchen is an UTILITY ROOM, with a continuation of same base and wall mounted units as kitchen, with space and plumbing for washing machine. Wall mounted central heating boiler. Pedestrian access to side. The SITTING ROOM/STUDY is situated at the front of the house. It has wood panelling to one wall and is currently used as a home gym. Finally off the entrance hall is a ground floor CLOAKROOM housing a white two-piece suite.

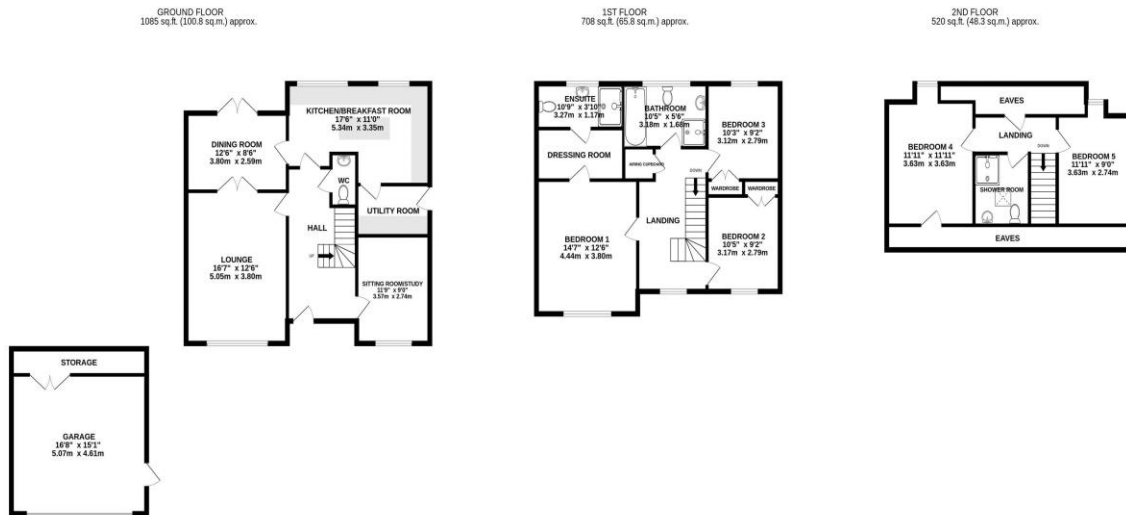
The first floor LANDING with stairs rising into the second floor, has a window to front enjoying far reaching views and door into the airing cupboard. There are three bedrooms on the first floor. BEDROOM ONE is a large double bedroom with window to front, plus feature wood panelling to one wall, it benefits from a DRESSING ROOM with fitted hanging and shelf space, which leads into an EN-SUITE SHOWER ROOM housing a white three-

piece suite. BEDROOM TWO and BEDROOM THREE are both double bedrooms, with built-in mirror fronted wardrobe units. Bedroom two is located at the front of the property enjoying far reaching views and has wood panelling to one wall. The recently upgraded family BATHROOM houses a four piece suite which includes a bath, separate shower cubicle with rainfall and handset shower fitted. The room has full ceramic tiling to floor and walls.

The second floor LANDING gives access to two further double bedrooms, both with velux sky lights to rear and a shower room housing a white three piece suite.

Outside to the front of the property is a brick paviour forecourt offering parking space for several vehicles ahead of the detached DOUBLE GARAGE.

To the rear and side is an enclosed landscaped garden. A large patio has steps leading up to an astro turfed lawn, with decked pathway and patio areas, including a gazebo with hot tub (to remain).



TOTAL FLOOR AREA: 2313 sq.ft. (214.9 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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Directions

From Caerphilly travel along the A469 over five roundabouts. At the sixth roundabout take the first exit and proceed up Hengoed Avenue. After passing the community hall, take the second right onto Valley View. Bear left onto Trem-Yr-Afon. No. 16 will be found in the far right hand corner. What3words: removable.quest.nodded

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band F
EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

