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3 Goshawk Rise
Penallta, Cwm Calon,
Caerphilly, CF82 6BG

3 Goshawk Rise

Asking price **£359,950**

A modern Redrow Homes built, four-bedroom detached family home, with private enclosed South facing garden and garage conversion.

Modern detached four-bedroom family home.

Well presented living and bedroom accommodation.

Garage conversion, creating a flexible garden room or home office.

Private enclosed South facing rear garden.

Off-road parking on side driveway.

Four bedrooms, Bedroom one with en-suite shower room.

Sought after location in Cwm Calon, close to Penallta Park.

Viewings highly recommend.





Situated in a sought-after location on this highly regarded Redrow Homes built development, lies this beautifully presented four bedroom detached family home.

The property is offered to the market for the first time since its construction in 2014.

The accommodation currently comprises of an ENTRANCE HALLWAY with stairs to 1st floor with window on the half landing. Door into under stairs storage cupboard. CLOAKROOM off housing a white two-piece suite. The LOUNGE is a generous sized reception room with picture window to front aspect. The KITCHEN/DINING ROOM has a window plus sliding doors leading out to the rear garden. It offers a range of high gloss, white base and larder units. Integrated appliances include oven, microwave oven, induction hob, dishwasher and

fridge/freezer. Door into UTILITY CUPBOARD with space and plumbing for washing machine and stacked tumble dryer.

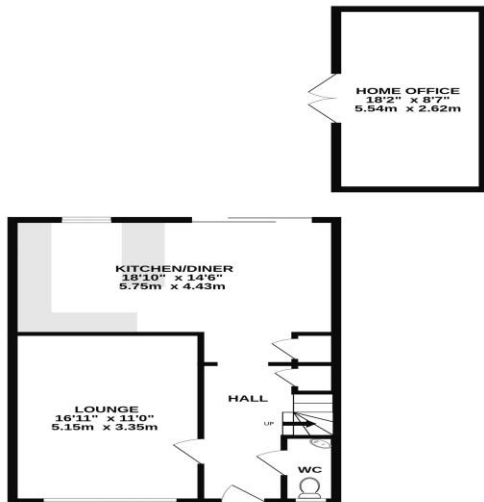
The first-floor LANDING, with airing cupboard and loft inspection point, gives access to the bedroom accommodation. BEDROOM ONE and BEDROOM TWO both benefit from fitted wardrobe furniture. One also boasts an EN-SUITE SHOWER ROOM, housing a white three-piece suite, including fully tiled shower cubicle with mains shower fitted. BEDROOM THREE is currently used as a dressing room and enjoys views over the rear garden. BEDROOM FOUR is located at the front of the house. The family BATHROOM has a white three-piece suite, including a panel bath with full splashback tiling to walls above and a mains power shower.

Outside to the front of the property is an open plan forecourt garden. To the side is a paved driveway with parking space for two vehicles.

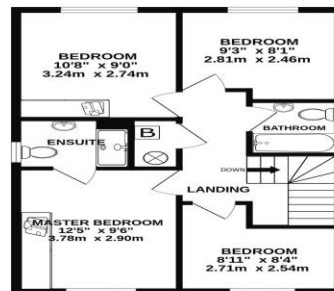
To the rear is a landscaped enclosed, private, south facing garden. A paved patio extends from the rear of the property onto an astroturf lawn with a further deck patio running along the rear boundary. There is a summer house with power, (included in the sale).

French doors from the garden give access into the GARAGE CONVERSION. This versatile space is currently used as a home office, gym and lounge area. It benefits from power and lighting and has wall mounted, electric panel heaters.

GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 1226 sq.ft. (113.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, representations of doors, windows, rooms etc. may differ from the actual property and no responsibility is taken for any errors, omissions or mis-statements. The plans are for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation is given.
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Directions

From Caerphilly, travel along the A4069 To Ystrad Mynych. Follow signs for Nelson. When on Nelson Road proceed to the roundabout and take the third exit onto Penallta Road. After approximately half a mile turn right onto Cwm Calon. Travel over the mini roundabout. Turn right before Ysgol Gymraeg Penallta onto Merlin Avenue. Turn left onto Osprey Drive. At the T-junction turn right and follow Firecrest Walk onto Goshawk Rise, where number three is the second house on the left-hand side. What3words: resolved.essential.funnels

Tenure

Freehold

Services

Owners pay £8.50 a month for upkeep of communal areas. Main water, drainage, gas and electricity
Council Tax Band
EPC Rating

Energy rating and score

This property's energy rating is C. 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		90 B
69-80	C	79 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

Viewing strictly by appointment through Herbert R Thomas

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