



BRINSONS

52 Gate Field Close, Caerphilly, CF83 8JR

Price **£335,000**

BRINSONS

NEW TO THE MARKET DETACHED*** THREE BEDROOMS*** GARAGE*** TWO OFF ROAD PARKING SPACES***

Brinsons are pleased to bring to the market this beautifully presented three bedroom detached property is situated in a quiet new residential area of the Cae Sant Barrwg development off Pandy Road in Bedwas. The property benefits from two off-road parking spaces, a secure garage and an enclosed rear garden.

The accommodation compromises of a large entrance hallway, downstairs cloakroom/WC, a bright, spacious kitchen diner, a large reception room, stairs to the first floor, three bedrooms, a family bathroom and an en-suite.

Externally the property benefits from an enclosed rear garden. (Garden photos to follow as being newly landscaped) Low maintenance with porcelain patio in front of the French doors from the kitchen diner.

Freehold
Council Tax - E

Lounge

Double glazed window to front, smooth ceilings, two wall mounted radiators, fitted carpet and power points.

Kitchen/ Diner

Light and spacious kitchen diner with slate white porcelain tiles. Wall and base units with complementary marble effect worktops over and splash back with a breakfast bar area. One a half stainless steel sink and drainer with mixer tap. Integrated electric oven, gas hob, dishwasher, washing machine and fridge-freezer. Double glazed window and French doors to the garden patio, smooth ceilings and spotlights, wall mounted radiator.

WC

Tiled floors, double glazed window, wall mounted radiator, WC and hand wash basin.

Bedroom One

Double glazed window to front, smooth ceilings, wall mounted radiator, fitted carpets and power points.

En-Suite

Shower cubicle, WC, hand wash basin, storage cupboard, tiled floors and double glazed window, wall mounted radiator and shaving plug.

Bedroom Two

Double glazed window to rear, smooth ceilings, wall mounted radiator, fitted carpets and power points.

Bedroom Three

Double glazed window to rear, smooth ceilings, wall mounted radiator, fitted carpets and power points.

Bathroom

Bath with over head shower, WC, hand was basin, double glazed window to side, tiled floors.

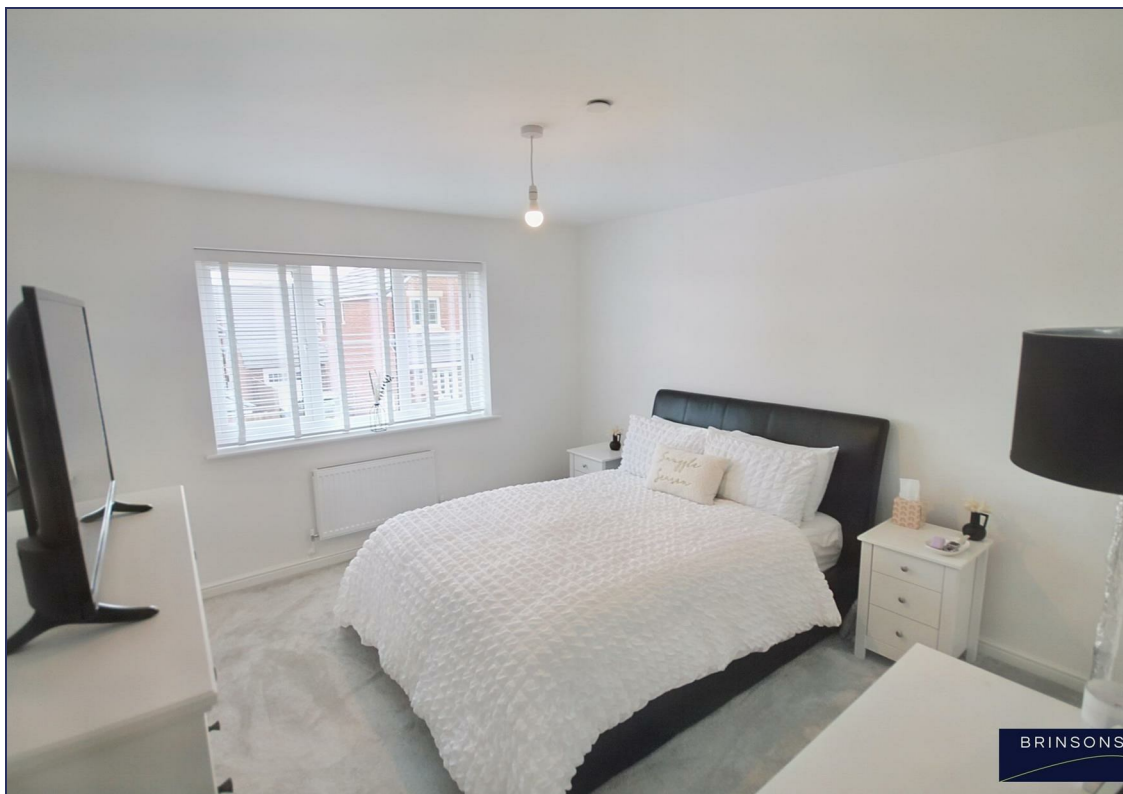
Garden

(Garden photos to follow as being newly landscaped)
Low maintenance with porcelain patio.

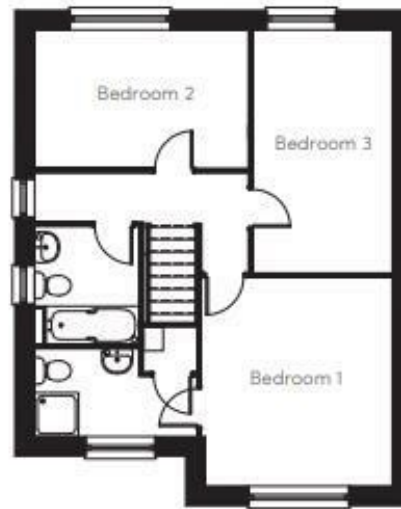
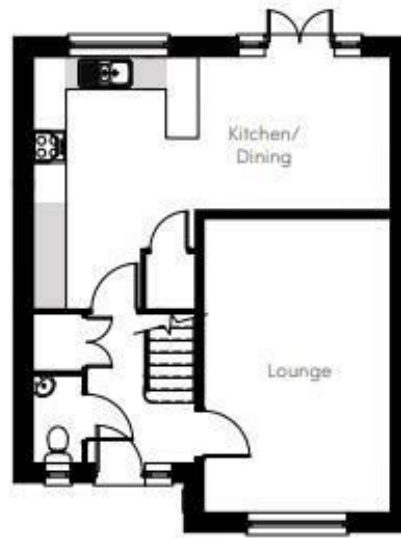
Garage

Electric in the garage.












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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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