



BRINSONS

52 Gate Field Close, Caerphilly, CF83 8JR

Price **£335,000**

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Welcome to Gate Field Close, Bedwas, Caerphilly - a stunning new build detached house that exudes modern charm and elegance. This property, built in 2022, offers a perfect blend of contemporary design and functionality.

As you step inside, you are greeted by a spacious reception room that is perfect for entertaining guests or simply relaxing with your loved ones. With three well-appointed bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

The two bathrooms ensure convenience and privacy for all residents, making busy mornings a breeze. Additionally, the garage provides extra storage space or the perfect spot to keep your vehicle safe from the elements.

One of the standout features of this property is the parking provision - with space for three vehicles, parking will never be a concern for you or your guests. The enclosed rear garden offers a private outdoor sanctuary where you can unwind and enjoy some fresh air.

Situated in a new development, this property is surrounded by a vibrant community and offers a sense of belonging. The location in Bedwas, Caerphilly, provides a perfect balance of tranquillity and accessibility to local amenities.

Don't miss out on the opportunity to make this new build property your home. Contact us today to arrange a viewing and take the first step towards owning a piece of modern living in a desirable location.

### **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.

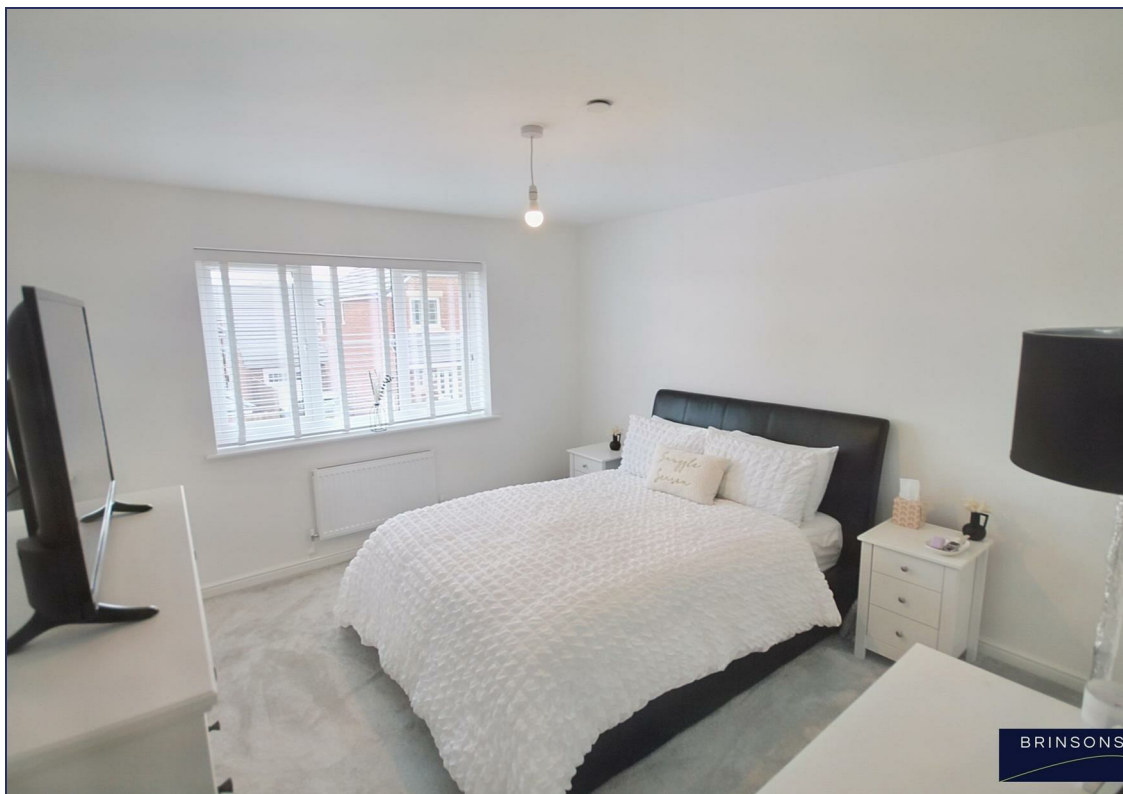
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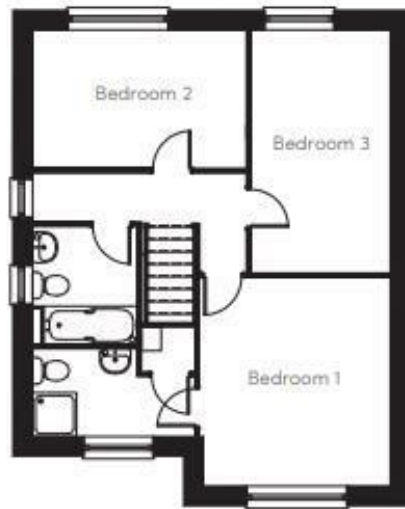
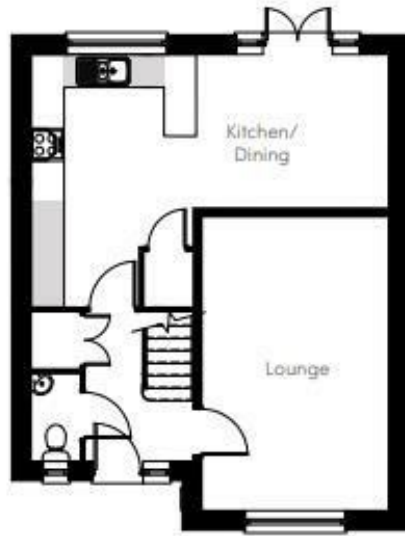




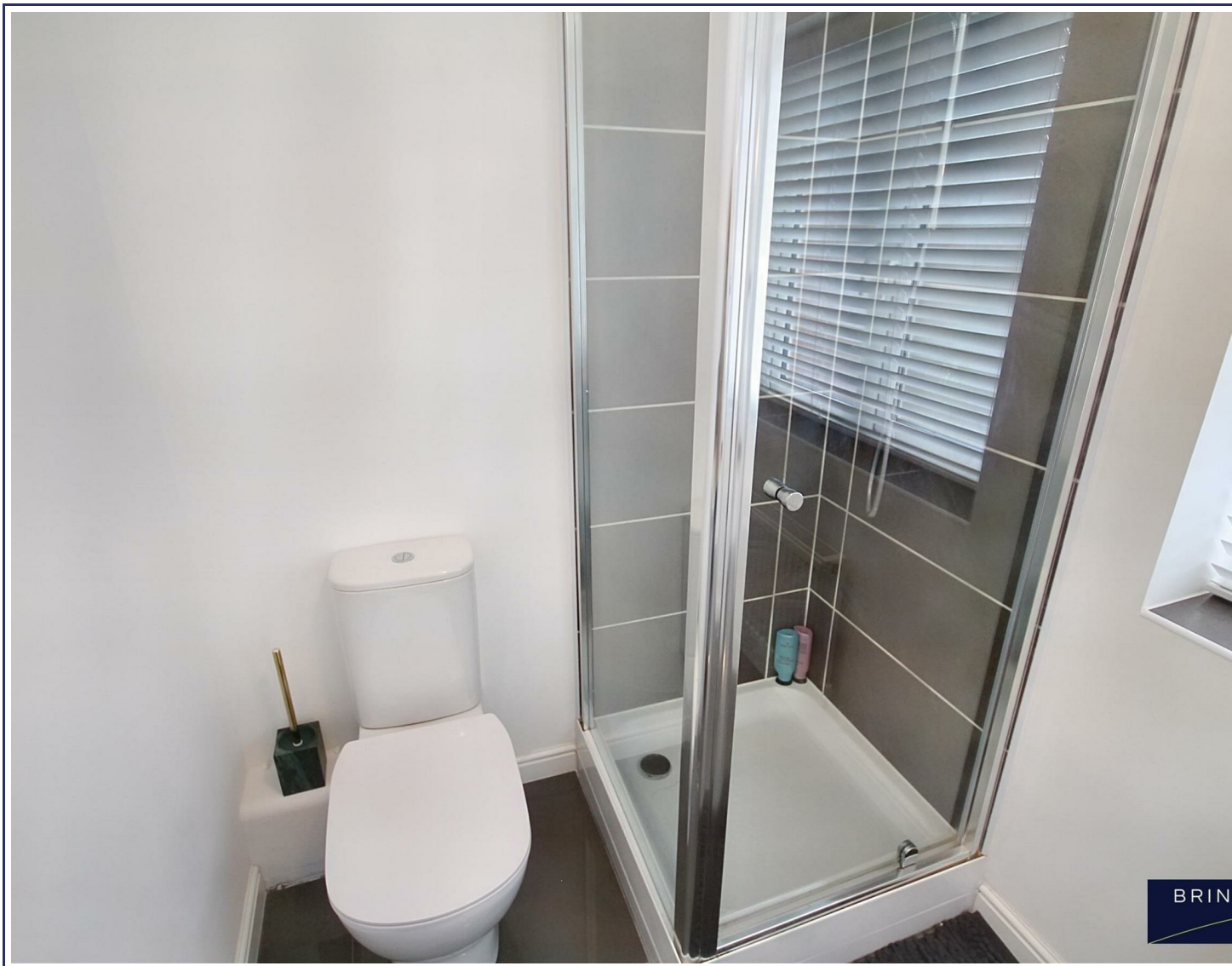












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**Energy Efficiency Rating**

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

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