



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. Offered with NO CHAIN. Contact us today to arrange a viewing and take the first step towards owning a piece of modern living in a desirable location.

Freehold

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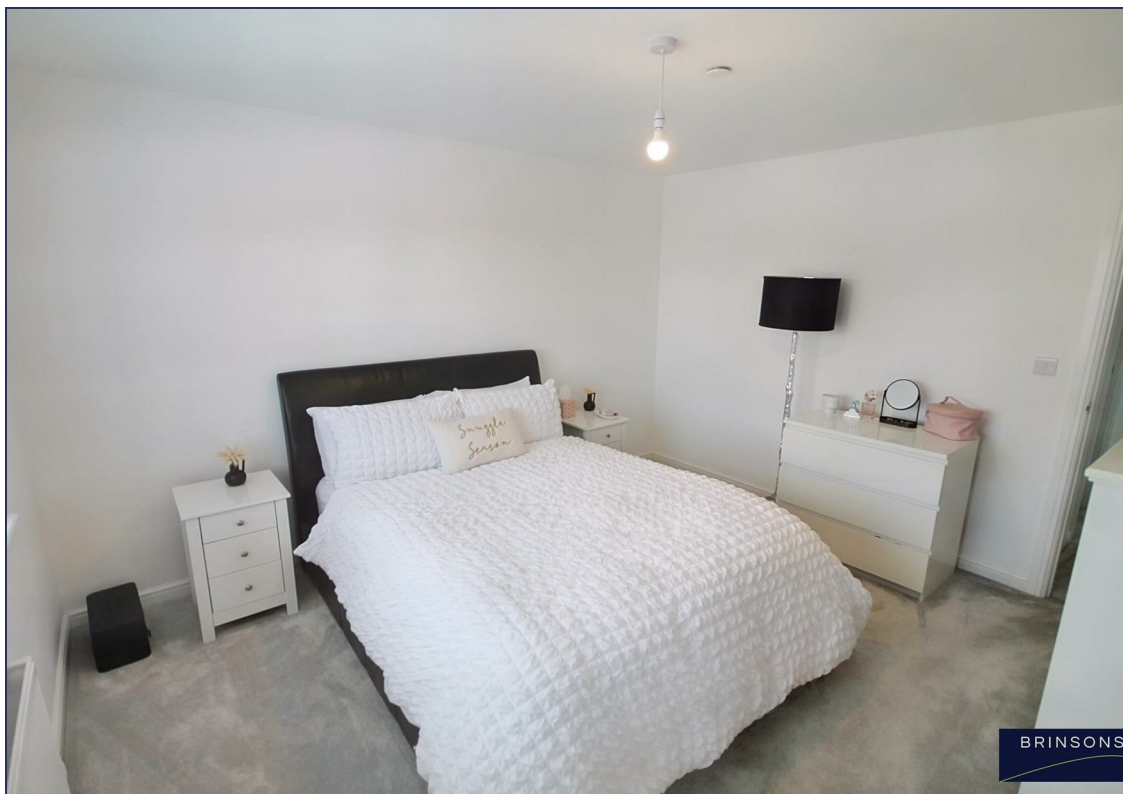
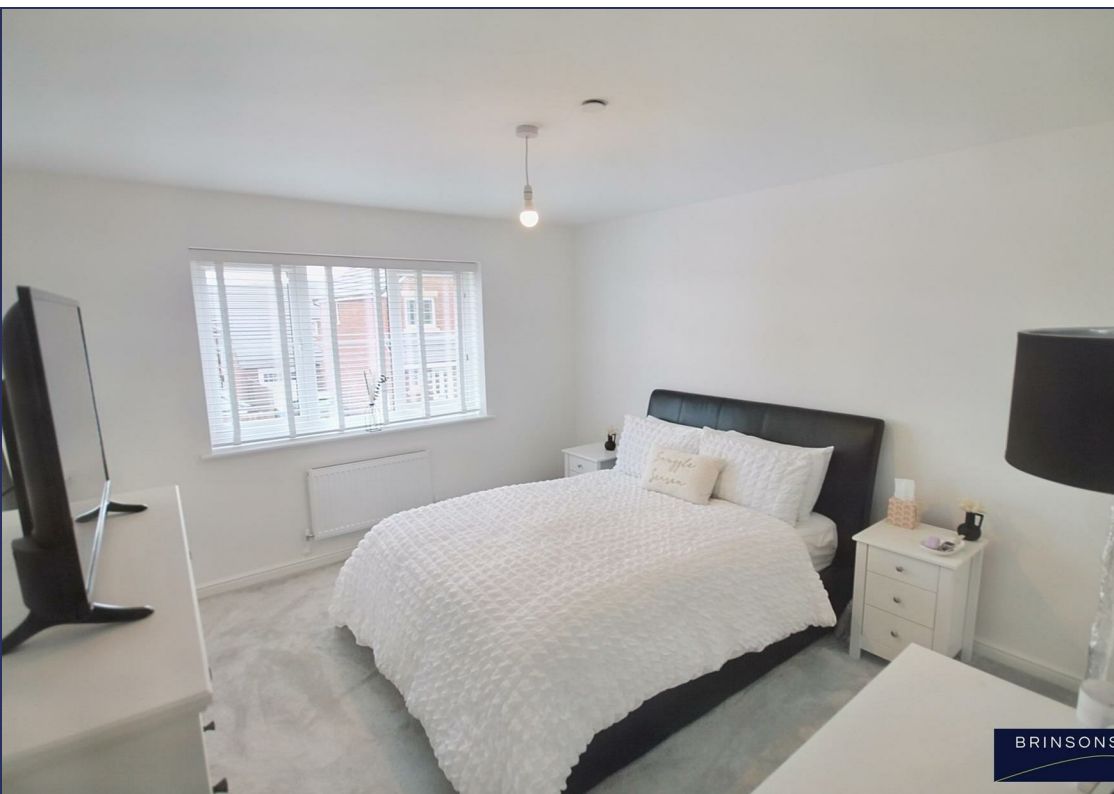
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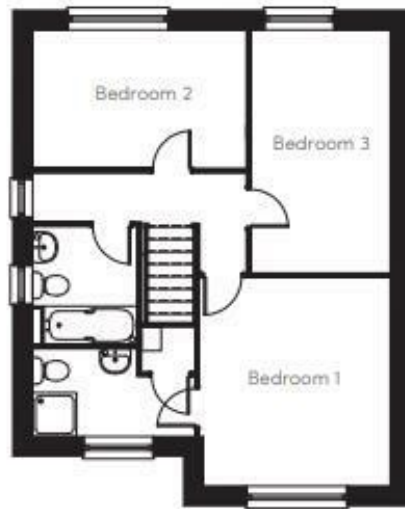
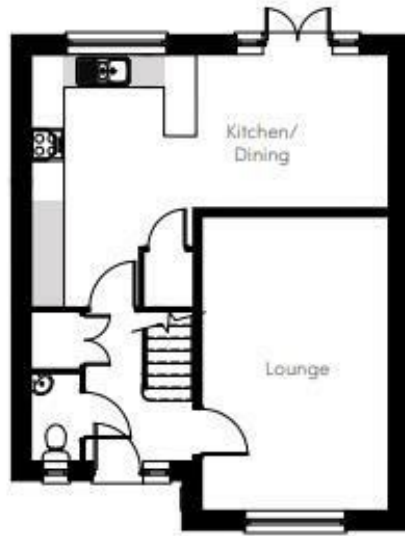
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>	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

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