



## 49 Skomer Island Way | | Caerphilly | CF83 2AR

SOUTH FACING CORNER PLOT \* OFF ROAD PARKING FOR 3-4 VEHICLES \* TWO RECEPTION ROOMS \* KITCHEN/DINER  
\* MASTER ENSUITE \* LANDSCAPED, LOW MAINTENANCE FAMILY GARDEN \* SOUGHT AFTER DEVELOPMENT! A perfect family home with a layout to suit those with young children with two separate reception rooms.

## Guide Price £375,000

- South facing corner plot
- Landscaped garden
- Parking for 3-4 vehicles
- Two reception rooms
- Master ensuite



## Property Description

### HALLWAY

Stairs to first floor with under stairs cupboard. Doors to lounge, kitchen, dining/play room and WC. Radiator.

### LOUNGE

15' 10" x 10' 11" (4.84m x 3.34m) Modern family lounge. Feature inset gas fire. Laminate flooring. French doors to rear garden. Radiator.

### DINING ROOM

11' 2" x 8' 8" (3.42m x 2.65m) Great formal dining room, office or child's play room! Laminate flooring. Window to front. Radiator.

### KITCHEN/DINER

12' 0" x 11' 5" (3.68m x 3.50m) Modern family kitchen with space for 4 seater dining table. Wall & base units with work surfaces and inset sink & drainer. Tiled floor & splash backs.

Window to rear. Door to side & utility room. Radiator. Spotlighting.

### UTILITY ROOM

6' 7" x 4' 6" (2.02m x 1.38m) Additional base unit and work surfaces with inset sink. Plumbing and space for washing machine. Tiled floor.

### WC

4' 9" x 3' 4" (1.45m x 1.02m) Suite fitted with WC & wash basin. Laminate flooring. Window to front. Radiator.

### TO THE FIRST FLOOR

### LANDING

Doors to four bedrooms, bathroom and boiler cupboard.

### BEDROOM ONE

11' 8" x 9' 11" (3.58m x 3.04m) Double bedroom. Laminate

flooring. Window to rear. Radiator. Door to ensuite.

### ENSUITE

5' 8" x 4' 10" (1.75m x 1.48m) Fitted with walk-in shower, WC & wash basin. Laminate flooring. Window to side. Radiator.

### BEDROOM TWO

11' 2" x 8' 11" (3.42m x 2.72m) Double bedroom. Laminate flooring. Window to front. Radiator.

### BEDROOM THREE

10' 1" x 9' 8" (3.08m x 2.96m) Double bedroom. Laminate flooring. Window to front. Radiator.

### BEDROOM FOUR

8' 9" x 6' 2" (2.68m x 1.88m) Comfortable single bedroom or home office. Laminate flooring. Window to rear. Radiator.

### BATHROOM

6' 10" x 5' 6" (2.10m x 1.68m) Suite comprises; bath tub with shower over, WC & wash basin. Laminate flooring. Tiled splash backs. Window to rear. Radiator.

To the front

Well landscaped by to provide additional off-road parking

To the rear

South facing, level and well landscape, low maintenance garden. Laid artificial and a deck seating area. Gate to front and rear access to 2 car, driveway and garage.

Two car driveway and single garage to the rear of the home

In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal

documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate.

INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.





## Tenure

Freehold

## Council Tax Band

## Viewing Arrangements

Strictly by appointment

## Contact Details

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