

24 Waun Ganol



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Monday – Friday
9am – 5.30pm
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9am – 5pm

SHEPHERD SHARPE



Total area: approx. 167.7 sq. metres (1804.6 sq. feet)
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£700,000

A spacious five double bedroom detached Mansel style family house, previously the Phase 2 show home. Much improved and renovated. Comprises central hallway with cloaks cupboard, wc, large lounge, separate kitchen/dining/living room, utility room. To the first floor three good sized bedrooms, en-suite shower room and bathroom. To the second floor two further bedrooms plus a shower room. Landscaped gardens to front and rear, the tandem garage was originally the show home office and now is a gym/sauna, 14 solar panels with battery. Gas central heating, uPVC double glazing, some new powder coated aluminium windows, carpets. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
		



New composite double glazed front door with uPVC double glazed side windows to hallway.

Hallway

Central hallway with laminate floor, radiator, area for cloaks, built-in cloaks cupboard/storage, access to wc. Solid oak doors to all ground floor rooms.

Cloakroom/WC

Low level wc, wash hand basin with built-in storage beneath, mirror with light, contemporary graphite radiator, extractor.

Lounge

20'11" x 13'5" (into sqaure bay) (6.40m x 4.10m (into square bay))

A good size lounge with triple aspect to front, side and rear. uPVC double glazed windows with white shutters. Laminate floor, contemporary living flame gas fire, contemporary decorations, two radiators.

Kitchen/Dining/Living

21'0" x 16'4" (6.42m x 5.00m)

A spacious open plan kitchen/dining/living area. The kitchen has been replaced and remodelled. Comprising shaker style units in pale grey, dark granite worktops, built under sink with adjustable lever mixer tap, elsewhere then with oak effect work top. Induction hob with extractor, built-in Neff oven, recess for American style fridge/freezer, integrated dishwasher. Metro tiling, vinyl tiled effect flooring in slate finish, radiator, log burner, slate hearth, modern downlights. Oak doors lead to utility room, grey powder coated French doors and windows looking out onto rear garden.

Utility Room

6'5" x 6'6" (1.97m x 2.00m)

Refurbished in similar style to kitchen. Comprising pale grey shaker style units, contemporary worktop, sink and drainer, integrated combination microwave, slate effect tile vinyl flooring, plumbing for washing machine, radiator, fuse box, access to useful understairs cupboard with oak door. Half glazed door leading to side garden.

Galleried Landing

A front to back galleried landing, two uPVC double glazed windows with white shutters, contemporary striped carpet, radiator. Solid oak doors to all first floor rooms.

Bedroom 1

12'4" x 10'4" (3.78m x 3.17m)

uPVC double glazed windows to front and side with white shutters. Built-in wardrobe, carpet, radiator.

En-Suite Shower Room

Tiled throughout, toughened shower screen with rainfall shower attachment plus sliding shower fitting, close coupled wash basin and wc with built-in cabinetry. Mirror with light, chrome fittings, contemporary radiator. uPVC double glazed window.

Bedroom 2

11'1" x 11'1" (3.40m x 3.38m)

uPVC double glazed windows to front and side. Carpet, radiator, built-in wardrobes.



Bedroom 3

11'2" x 9'8" (3.41m x 2.97m)

uPVC double glazed windows to side and rear. Carpet, built-in wardrobe, radiator.

Bathroom

Fully tiled comprising panelled bath with toughened shower screen, shower over bath with rainfall shower rose, close coupled wash hand basin and wc with built-in cabinetry. Mirror with light, contemporary radiator, extractor. uPVC double glazed window.

Second Floor Landing

A bright and light second floor landing, which is galleried to the first landing. Velux window, carpet, radiator, storage cupboard. Solid oak doors to all second floor rooms.

Bedroom 4

13'10" x 11'4" (4.22m x 3.46m)

Dormer to front and velux window to rear. Carpet, access to remaining loft areas, two radiators.

Bedroom 5

12'7" x 7'10" (3.84m x 2.41m)

The smallest of the bedrooms but still a good size, presently used as an office/hobbies room. uPVC double glazed window to front. Carpet, radiator.

Shower Room

Fully tiled comprising toughened screen shower enclosure with rainfall shower with sliding attachment, close coupled wash hand basin and wc with built-in cabinetry. Velux window to front, contemporary radiator, mirror with light, extractor.

Front Garden

Low maintenance front garden, driveway leading to tandem double garage.

Converted Garage/ Gym/Hobbies/TV Room

22'0" x 8'0" (6.71m x 2.44m)

Formerly the sales office for David Wilson Homes in Phase 2, now a gym/hobbies/TV room and sauna.

Rear Garden

A private and well enclosed rear garden with some mature trees to the borders, attractively presented with paved terrace and patio, water feature, attractive seating area with lighting. Storage area for recycling, access to controls for 14 solar panels and battery.

Council Tax

Band G £3,540.02 p.a. (25/26)

Post Code

CF64 3RH

