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Hallway

Enter via composite door to hallway. Doors to WC, sitting room, lounge, dining room and kitchen. Ceramic tile flooring leading to area laid to parquet wood flooring. Radiator. Feature staircase to first floor which the vendor has informed us is made with Japanese oak.

Cloakroom/Wc

Comprising close coupled WC and wash hand basin set in vanity unit. Visibly fully tiled. Heated towel rail. Ceramic tiled flooring.

Sitting Room

Foundation

10' 8" max x 17' max (3.25m max x 5.18m max)
UPVC double glazed window to front elevation. Parquet wood flooring. UPVC double glazed window to side elevation.

Lounge

17' 6" max x 15' 5" (5.33m max x 4.70m)
UPVC double glazed bi folding doors to rear garden. Parquet wood flooring. Feature fireplace. Dado rail. High level picture rail. Radiator.

Dining Room

14' 2" x 10' 5" (4.32m x 3.17m)
Porcelain tile flooring. Radiator. Bi folding doors to rear garden. Dado rail. Archway to kitchen.

Kitchen

14' x 8' 9" (4.27m x 2.67m)
Fitted with a good range of base units with worktops incorporating sink and drainer. Integrated Neff double oven and microwave Five ring gas hob with cooker hood over. Integrated dishwasher. Wall cupboards. Ceramic tile flooring. Door to utility room. Tiled splashbacks. UPVC double glazed window to rear elevation.

Utility Room

Opaque UPVC double glazed window to side elevation. Ceramic tile flooring. Plumbing for washing machine and dryer. Space for fridge freezer. Larder unit. Opaque UPVC double glazed door to side elevation.

Landing

Doors to bedrooms, bathroom and airing cupboard housing hot water tank. Wood laminate flooring. UPVC double window to the front elevation. Access to loft.

Bathroom

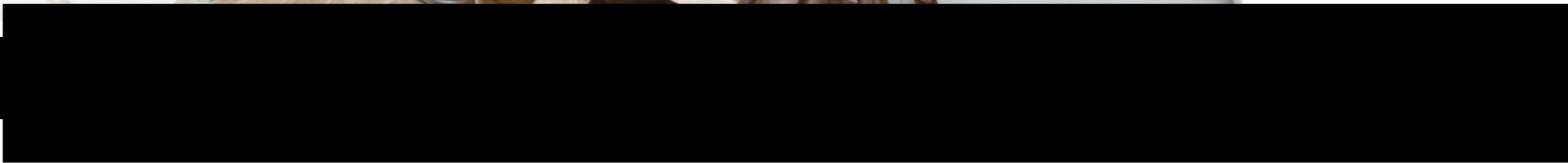
Comprising bath with full width shower screen, mixer taps and shower over. Two wash hand basins set in vanity unit. Close coupled WC. Ceramic tile flooring. Heated towel rail. Opaque UPVC double glazed window to front elevation. Visibly fully tiled. Inset spotlights.

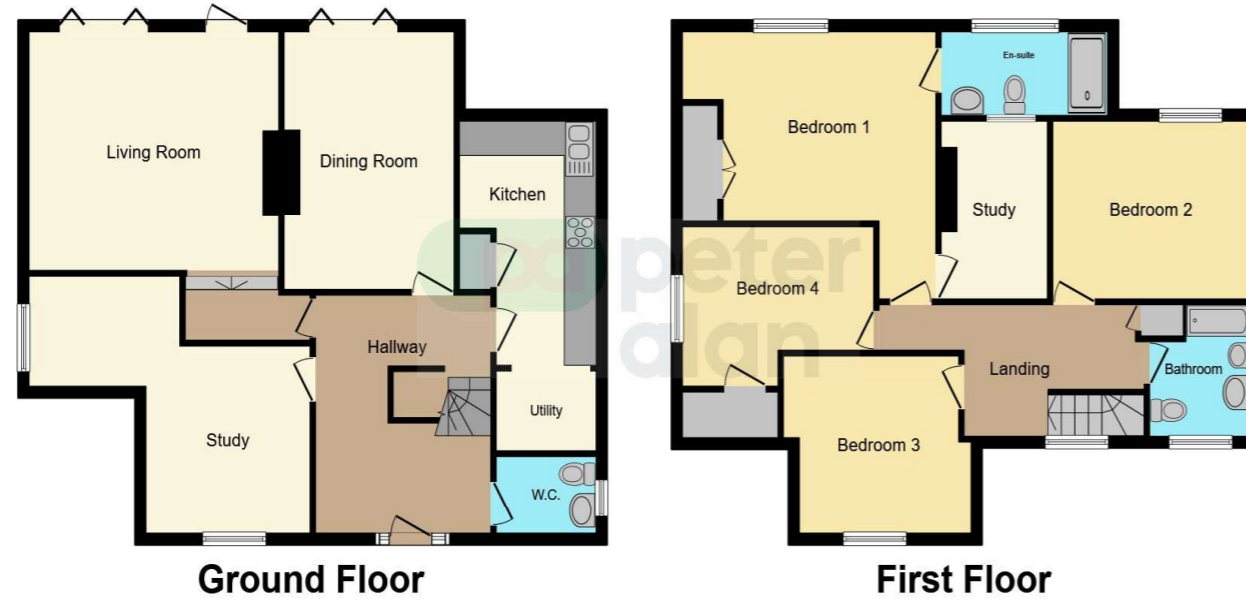
Bedroom One

16' 7" max x 11' 3" (5.05m max x 3.43m)
UPVC double glazed window to rear elevation with pleasant views towards Twmbarlwm and Machen mountains. Wood laminate flooring. Radiator. Fitted double wardrobes. Door to ensuite and door to study/bedroom five.

Ensuite







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