



## Rhymney Walk, £298,000

- DETACHED PROPERTY
- IMMACULATELY WELL PRESENTED
- GENEROUS KITCHEN BREAKFAST ROOM
- ENCLOSED GARDEN
- OFF-ROAD PARKING
- Council Tax Band - E
- EPC Rating: B



 4  2  2



## About the property

We are delighted to offer this substantial, four bedroom, detached family home situated within a convenient location of Rhymney. This spacious property has many features throughout including a beautiful kitchen breakfast room, two further reception rooms, an en-suite master bedroom, an enclosed rear garden and off-road parking for two vehicles.

The ground floor accommodation first comprises of an open hallway which in turn gives access to all rooms along with the staircase leading to the first floor. The sitting room provides ample space for a range of seating furniture and has a feature living flame effect fireplace perfect for the winter months. The heart of this family home is located to the rear and offers an open plan lay out consisting of a high end fitted kitchen breakfast room and a spacious lounge diner. The kitchen has a generous range of built-in units and worktop space along with a large island unit with a breakfast bar - ideal for entertaining family and friends. The lounge diner offers space to comfortably accommodate both seating and dining furniture. The ground floor rooms are completed by a convenient cloakroom. On the first floor, the large landing leads to four bedrooms, all of which are doubles. The master bedroom has a modern en-suite and the family bathroom has a beautiful suite comprising of a wc, wash hand basin, bath and walk-in shower cubicle.



## Accommodation

### Entrance Hall

11' x 5' 2" ( 3.35m x 1.57m )

### Sitting Room

12' 6" x 11' 6" ( 3.81m x 3.51m )

### Kitchen/ Breakfast Room

20' 3" x 11' 3" ( 6.17m x 3.43m )

### Lounge/ Diner

26' 8" x 9' 1" ( 8.13m x 2.77m )

### Cloakroom

7' 6" x 3' 7" ( 2.29m x 1.09m )

### First Floor Landing

20' 3" x 6' ( 6.17m x 1.83m )

### Bedroom One

16' 1" x 9' 2" ( 4.90m x 2.79m )

### En Suite

7' 9" x 6' 6" ( 2.36m x 1.98m )

### Bedroom Two

13' 6" x 11' 6" ( 4.11m x 3.51m )

### Bedroom Three

12' 4" x 8' 1" ( 3.76m x 2.46m )

### Bedroom Four

9' 7" x 8' 1" ( 2.92m x 2.46m )

### Family Bathroom

8' 1" x 7' 2" ( 2.46m x 2.18m )

## Floorplan



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.