



## Cae Melyn offers over £260,000

- Council Tax Band - D
- Detached property
- Three Bedrooms
- Well Presented
- Master En Suite
- Living Room
- Generous Kitchen/Diner
- Garage and Off Road Parking
- EPC Rating: C



 3  2  2



## About the property

We are delighted to offer this well presented, three bedroom detached family home situated within a modern and highly desirable residential area of Hengoed. The property sits towards the end of a very quiet cul-de-sac and benefits from off-road parking, a secure garage and an enclosed rear garden.

Accommodation first comprises of an entrance hall which in turn gives access to all ground floor rooms and the staircase up to the first floor. The main reception room is a generous living room offering ample space for a range of seating furniture with a large window to the front allowing in plenty of light. The fitted kitchen diner has a range of units and worktop space and has integrated appliances and can comfortably accommodate a family sized dining table and chairs. Double doors from the dining area allow you to step directly in to the private, rear garden. The ground floor rooms are completed by a convenient utility room and a fitted cloakroom. On the first floor the landing leads to three bedrooms, two of which are comfortable doubles, with the third being a larger than average single. The master bedroom also benefits from a private en-suite shower room. The family bathroom has a modern suite comprising of a WC, a wash hand basin and a tiled surround bath.

The rear garden is fully enclosed, providing the perfect space for families and for entertaining, and to the side is a driveway and access to the secure garage.



Accommodation

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## Floorplan



Total area: approx. 79.1 sq. metres (851.4 sq. feet)

## 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.

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