



## The Humberstone

**£425,000**

- Double fronted new-build family home
- Next to open green spaces
- 4 bedrooms & 3 bathrooms
- 28 ft Kitchen/dining/family room
- 2 reception rooms
- 1533 Sqft of interior accommodation
- Electric vehicle charging point
- Underfloor heating to ground floor
- EPC Rating: Exempt



 4  3  2





## About the property

An opportunity to acquire this well-proportioned detached family home in Pontllanfraith, Blackwood. This imposing property offers a generous 1533 Sqft of living space including a 28ft kitchen/dining/family room and 2 further reception rooms.

The thoughtfully designed accommodation briefly comprises of an entrance hallway, cloak/wc, lounge, study, spacious kitchen/dining/family room with modern designed cabinetry equipped with integrated appliances, including a built-in oven, cooktop with an overhead extractor fan, dishwasher & fridge/freezer, a utility/laundry room, four bedrooms (two with en-suite shower rooms), a family bathroom, a "ready-turfed" rear garden, garage and exterior EV charging point..

Being a new-build, this home comes with no-ongoing chain and is ready and waiting for you to move-in allowing a more stress free moving experience. Get in touch with Peter Alan Estate Agents today and book your viewing.





## Accommodation

### Accommodation

- Entrance Hallway
- Cloaks/wc
- Lounge: 10'4" x 15'2" (3.16m x 4.64m)
- Study: 10'4" x 9'2" (3.16m x 2.81m)
- Kitchen/Family/Dining: 28'5" x 11'9" (8.67m x 3.60m)
- Utility: 6'6" x 5'9" (1.98m x 1.76m)
- First floor landing
- Bedroom One: 10'4" x 12'8" (3.16m x 3.86m)
- En-suite
- Bedroom Two: 10'4" x 11'7" (3.16m x 3.55m)
- En-suite
- Bedroom Three: 10'8" x 12'2" (3.27m x 3.73m)
- Bedroom Four: 10'6" x 10'8" (3.20m\* x 3.25m\*)
- Family Bathroom

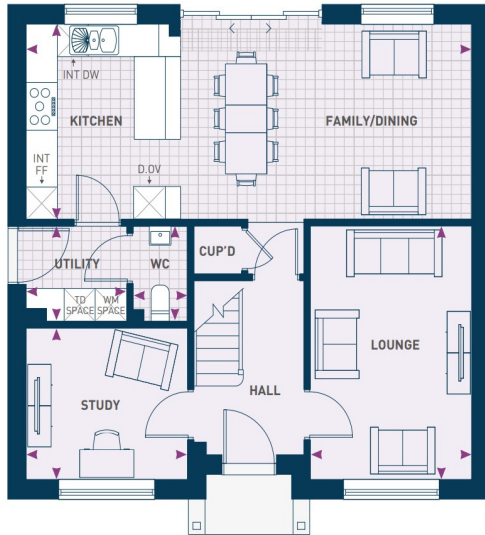
\*Dimensions listed are maximum.



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## Floorplan



Ground Floor



First Floor



4 Bedroom Detached

1533 Sqft

## 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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