



Llanddwyn Island Close, Caerphilly

offers in excess of **£450,000** Freehold





Llanddwyn Island Close, Caerphilly

Fantastic opportunity to acquire this spacious four-bedroom detached family home, built by Llanmoor Homes. Situated in the sought-after Castle Maen development, this beautifully presented property boasts four double bedrooms and offers easy access to Caerphilly's amenities. Ideal for commuters, with Cardiff, Newport, and Ystrad Mynach within reach. The well-appointed accommodation includes an entrance hall, cloakroom/WC, lounge flowing into a dining room, a generous conservatory, kitchen/breakfast room, and utility room on the ground floor. Upstairs, four ample bedrooms (master with ensuite) and a family bathroom await. Outside, an enclosed garden with serene woodland views, a driveway, and an integral garage complete the package. Don't miss out on viewing this exceptional home!

Entrance Hallway

Enter via an opaque composite door to hallway with glazed side panel. Amtico flooring. Stairs to first floor with sliding storage units under. Doors to lounge, kitchen, cloakroom/WC and garage. Radiator.

Cloakroom/WC

Comprising close coupled WC and pedestal wash hand basin. Radiator. Amtico flooring. Opaque UPVC double glazed window to front elevation.

Garage

18' 5" x 9' 4" (5.61m x 2.84m)

Up and over door. Power and light. Wall mounted Worcester gas boiler.

Kitchen/Breakfast Room

15' 4" x 9' 7" (4.67m x 2.92m)

Fitted with a good range of base units with laminate worktops incorporating a stainless steel sink and drainer. Integrated dishwasher. Fitted double electric oven and gas hob with cooker hood over. Tiled splashbacks. Space for fridge freezer. Wall cupboards. UPVC double glazed window to rear elevation. Door to utility room. Doors to dining room and storage cupboard.

Utility Room

Fitted with base units with laminate worktop incorporating a stainless steel sink and drainer. Tiled splashbacks. Wall cupboards. Plumbing for washing machine. Amtico flooring. UPVC double glazed window to rear elevation. Door to rear garden.





Dining Room

.11' x 9' 2" (3.35m x 2.79m)

UPVC double glazed French doors to conservatory. Open to lounge. Radiator.

Lounge

17' 4" x 11' (5.28m x 3.35m)

UPVC double glazed window to front elevation. Radiator. Feature fireplace with electric fire.

Conservatory

20' 4" x 12' 11" (6.20m x 3.94m)

Brick and based UPVC double glazed conservatory with bi-fold doors to rear garden. Amtico flooring.

First Floor Landing

Doors to bedrooms and bathroom. Access to loft.

Bedroom One

15' 4" x 11' 5" (4.67m x 3.48m)

UPVC double glazed window to front elevation. Radiator. Door to ensuite.

Ensuite

Comprising shower, close coupled WC and pedestal wash hand basin. Radiator. Opaque UPVC double glazed window to front elevation. Amtico flooring. Tiled splashbacks. Radiator.

Bedroom Two

12' 7" x 8' 1" (3.84m x 2.46m)

UPVC double glazed window to rear elevation with pleasant views over woodland area. Radiator.

Bedroom Three

8' 4" x 11' 8" (2.54m x 3.56m)

Two UPVC double glazed windows to front and rear elevations. Access to further loft area. Radiator.

Bedroom Four

11' 6" x 8' 2" (3.51m x 2.49m)

UPVC double glazed window to rear elevation with pleasant views. Radiator.

Family Bathroom

Comprising P shaped bath with mixer tap and rainfall shower head and further shower attachment., close coupled WC and pedestal wash hand basin. Amtico flooring. Radiator. Opaque UPVC double glazed window to side elevation. Tiled splashbacks. Inset ceiling spotlights.

Outside

Driveway to front leading to garage.

Rear - An enclosed landscaped rear garden with decked area and patio. Gated access to side. Outside tap. Fence surround.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Awaited

Property Ref:CPY306792 - 0001



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