



## Cadwal Court, offers over £395,000

- Exclusive hidden gem
- Landscaped rear garden with Hot Tub
- En suite to master
- Council Tax Band- E
- Bryncelynnog School catchment
- EPC Rating: C



 4  2  2



## About the property

Discover this hidden gem. A four bedroom residence nestled in an exclusive enclave. Enjoy modern elegance, a luminous living space flowing seamlessly to a sleek kitchen. Ascend to luxurious bedrooms, including a master retreat with ensuite. Outside, a landscaped garden oasis, perfect for relaxation.





## Accommodation

### Entrance Hallway

10' 7" x 8' 6" ( 3.23m x 2.59m ) Grey composite front door to front leading into the entrance hallway. Downstairs WC to the immediate left. Access to lounge to the right. Storage cupboard to the left. Kitchen through door opposite.

### WC

4' 6" x 2' 8" ( 1.37m x 0.81m ) Fitted with a two piece suite comprising of WC and wash hand basin.

### Lounge

11' 5" x 16' 9" ( 3.48m x 5.11m ) UPVC window to front with fitted bi-fold shutters. Wide access to through dining room. Waxed Oak flooring throughout.

### Dining Room

11' 5" x 11' 2" ( 3.48m x 3.40m ) UPVC French double doors with fitted bi-fold shutters, giving access to the rear garden. Waxed Oak flooring throughout.

### Kitchen

14' 5" x 12' 1" ( 4.39m x 3.68m ) Fitted with a range of wall and base units with worktop over. Grey composite sink with mixer tap over in matte finish. Rangemaster double oven and grill cooker with five ring gas hob above. Space for American Style Fridge/Freezer. Integrated dishwasher and wine fridge. UPVC window to rear. Door to left to utility room.

### Utility Room

8' 6" x 5' 3" ( 2.59m x 1.60m ) Fitted with a range of wall and base units with worktop over. Sink and tap. Space for two 600mm appliances. UPVC door to rear garden and internal door to garage.

### Garage

16' 4" x 9' 2" ( 4.98m x 2.79m ) Grey electric roller door to front.

### Landing

Access to all bedrooms and family bathroom.

### Bedroom One

10' 6" x 11' 6" ( 3.20m x 3.51m ) UPVC window to front with fitted bi-fold shutters. Storage cupboards. En suite to master.

### En Suite

3' 3" x 8' 1" ( 0.99m x 2.46m ) Fitted with a three piece suite including WC, wash basin with vanity unit underneath and stunning black feature shower, gold radiator, built in electric toothbrush charger.

### Bedroom Two

7' 10" x 11' 9" ( 2.39m x 3.58m ) UPVC window to front with fitted bi-fold shutters. Deep storage cupboard. Waxed Oak flooring.

### Bedroom Three

10' 6" x 11' 6" ( 3.20m x 3.51m ) UPVC window to rear with fitted bi-fold shutters.

### Bedroom Four

6' 11" x 11' 9" ( 2.11m x 3.58m ) UPVC window to rear with fitted bi-fold shutters. Fitted wardrobes.

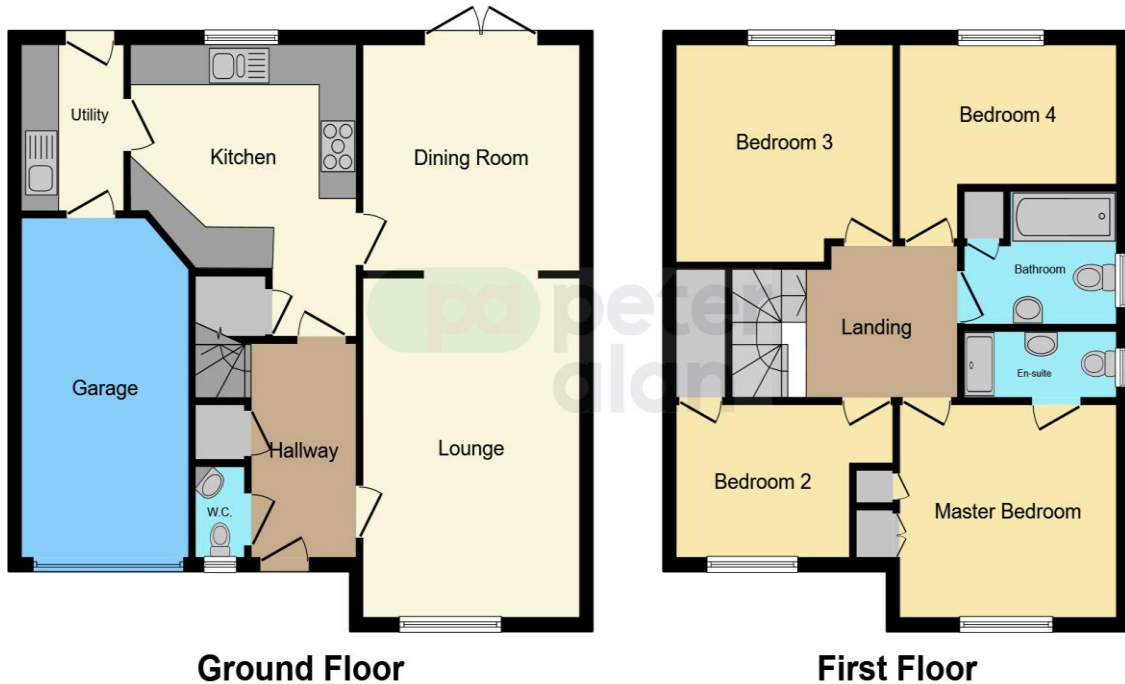
### Bathroom

6' 6" x 7' 10" ( 1.98m x 2.39m ) Fitted with a three piece suite comprising of bath with shower over, WC and wash hand basin. UPVC window to side.

### Outside

Tarmac double driveway to front. Stunning landscaped low maintenance garden to the rear with areas of patio and decking, all enclosed via fencing. Hot tub potentially included.

## Floorplan



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