





## **WELLWOOD**

## LLANEDEYRN, CF23 9JR - OFFERS OVER £300,000



4 Bedroom(s)





1471.00 sa ft

\*\*\*Offers over £300,000\*\*\*

Jeffrey Ross are pleased to bring to the market this stunning four-bedroom semi-detached family home – immaculately presented throughout.

This beautifully presented four-bedroom semi-detached home offers an exceptional blend of modern style, comfort and practicality—perfect for families looking for a spacious, move-in-ready property in a highly convenient location.

Step into a bright and welcoming entrance hallway, the ground floor features luxurious underfloor heating throughout (excluding the conservatory), a stylish fully tiled wet room with integrated ceiling speakers, a practical utility room, and convenient under-stairs storage which maximises space and keeps things tidu.

The heart of the home is the contemporary open-plan kitchen and dining area, complete with quartz worktops and integrated appliances, and ample space for entertaining or family meals. The kitchen flows seamlessly into the conservatory which overlooks the attractive, well-maintained rear garden. A separate inviting lounge offers the perfect retreat for relaxing evenings.

Upstairs, a sleek glass staircase leads to the first floor where you'll find three bedrooms—two generous doubles and a smaller room, perfect as a nursery, guest room, or home office. The stunning family bathroom features a freestanding bath and mood lighting in the alcoves.

The top floor is dedicated to a luxurious master suite, accessed via a second glass staircase, offering privacy and elegance.

Situated in a leafy suburb, and ideally located close to the M4 and A48, this property benefits from excellent transport links, nearby schools, and local amenities.

#### **PROPERTY SPECIALIST**

Mrs Amanda Trinder









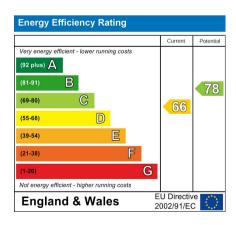






















**Entrance Hall** 

Utility Room 4'10" x 5'10" (1.49m x 1.78m)

Ground Floor Shower Room 3'10" x 10'11" (1.19m x 3.35m)

Lounge 11'8" x 14'4" (3.58m x 4.37m )

Kitchen / Dining Room 18'1" x 11'10" (5.52m x 3.62m )

Conservatory 10'6" x 10'9" (3.21m x 3.28m)

Bedroom One 17'5" x 18'1" (5.32m x 5.52m)

Bedroom Two 10'0" x 12'1" (3.06m x 3.69m)

Bathroom 7'7" x 8'1" (2.32m x 2.48m )

Bedroom Three 10'3" x 12'5" (3.14m x 3.81m) Bedroom Four 8'0" x 9'10" (2.46m x 3.02m)

#### Additional Information

Underfloor heating throughout the ground floor excluding the conservatory
Quartz Worktops
Mood lighting in Bathrooms
Speakers in Bathroom
Glass banister

Garden

Garage

Tenure

Freehold - This is to be confirmed with your legal representative

Council Tax

Band D







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