

## 4 Trem Y Graig, Capel Llanilltern

£339,995 Freehold

**\*\* THREE BEDROOM DETACHED \*\* TWO CAR DRIVEWAY \*\* NO CHAIN \*\*** A beautifully presented, modern, 'Hatfield' style Persimmon built three bedroom detached family home on a desirable modern development. Entrance hallway, cloakroom, lounge, spacious kitchen and diner, utility room. To the first floor are three good sized bedrooms, primary bedroom with ensuite shower room and fitted wardrobes, there is also a separate family bathroom. Gas central heating. Double glazing. Lawned rear garden. Two car driveway. No chain. EPC Rating: B Council Tax band: E

Tenure: Freehold

## **ENTRANCE HALLWAY**

Approached via a composite entrance door leading to the spacious hallway. Staircase to first floor. Window to side. Understairs storage cupboard. Radiator.

## **CLOAKROOM**

Quality white suite comprising low level wc and wash hand basin. Tiled splash back. Extractor fan. Radiator.

## **LOUNGE**

Dimensions: 12' 11" x 12' 2" (3.95m x 3.72m). Aspect to front, a good sized primary reception. Radiator.

## **KITCHEN/DINER**

Dimensions: 18' 0" x 9' 3" (5.51m x 2.84m). A delightful modern fitted kitchen well appointed along three sides in matte finish fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Integrated fridge freezer. Integrated dishwasher. Matching range of eye level wall cupboards. Ample space for large family dining table. Window to rear. French doors opening to the rear garden. Radiator. Door to utility room.

## **UTILITY ROOM**

Dimensions: 5' 8" x 5' 4" (1.73m x 1.64m). With units and worktops to one side. Built in washing machine. Wall mounted 'Ideal Logic' combi gas central heating boiler. Door to large cupboard. Door to side. Radiator.

## **FIRST FLOOR**

### **LANDING**

Approached via a quarter turning staircase leading to the spacious central landing area. Window to side. Access to roof space. Large storage cupboard. **BEDROOM ONE**

Dimensions: 12' 11" x 10' 8" (3.94m x 3.27m). Overlooking the entrance approach, a good sized primary bedroom. Range of fitted wardrobes to one side. Radiator. Door to ensuite.

### **ENSUITE SHOWER ROOM**

Dimensions: 5' 11" x 5' 10" (1.81m x 1.80m). Modern white suite comprising low level wc, wash hand basin, corner shower cubicle with 'Mira' shower. Tiled splash back. Extractor fan. Obscured glass window to front. Radiator.

### **BEDROOM TWO**

Dimensions: 9' 6" x 9' 6" (2.92m x 2.91m). Overlooking the lawned rear garden, a good sized second double bedroom. Radiator.

### **BEDROOM THREE**

Dimensions: 9' 5" x 8' 4" (2.89m x 2.56m). Aspect to rear, a good sized third bedroom. Radiator.

### **FAMILY BATHROOM**

Dimensions: 6' 10" x 5' 6" (2.09m x 1.70m). Quality white suite comprising low level wc, wash hand basin and panelled bath. Extractor fan. Obscured glass window to side. Radiator.

## OUTSIDE

### REAR GARDEN

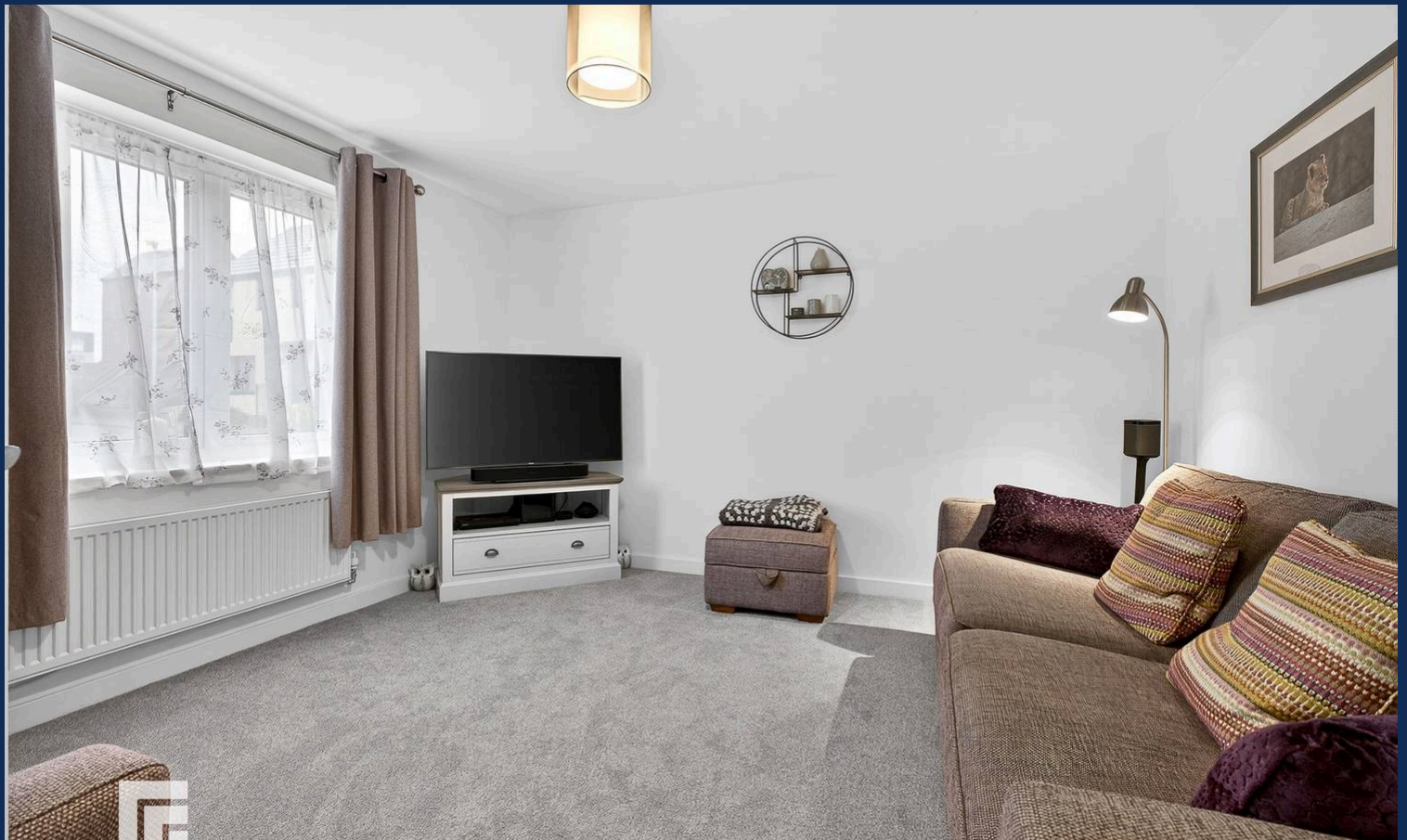
Delightful lawned rear garden enclosed by brick wall to two sides with timber fence to remaining side. Outside power point. Outside tap. Timber storage shed. Rear gate access to driveway.

### FRONT GARDEN

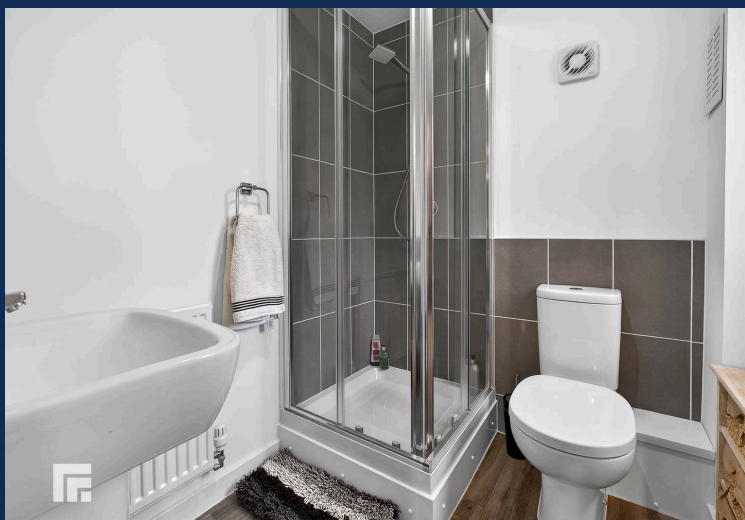
Shrubs to front. Paved pathway to front door.

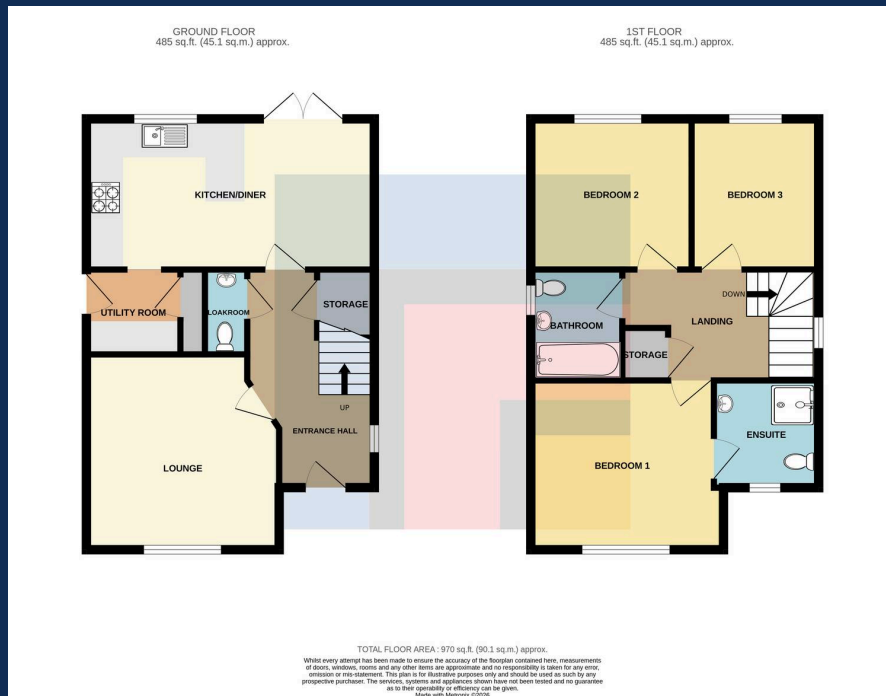
### DRIVEWAY

Two car tandem drive to the rear of the garden. EV charging point.









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