



5 Caer Idwen, Morganstown

£775,000 Freehold

**** EXECUTIVE DETACHED 'WATERSTONES' HOME ** RARELY AVAILABLE ** BEAUTIFULLY PRESENTED **** Situated in the sought-after Waterstones development in Morganstown, this beautifully presented four-bedroom detached family home offers contemporary living in a peaceful yet well-connected setting. The property features a spacious and light-filled layout, including a generous lounge, study/sitting room, utility room, WC, stylish open-plan kitchen/dining/family area with modern fittings, and direct access to the rear garden through bi-folding doors and French doors, perfect for entertaining and family life. Upstairs, four well-proportioned bedrooms provide flexible accommodation, including a principal bedroom with en-suite, alongside a sleek Jack & Jill en-suite and family bathroom. Externally, the home benefits from a South facing, landscaped rear garden, driveway with parking for at least three vehicles, and garage. EPC: B

Council Tax band: H

Tenure: Freehold

ENTRANCE

Entered via private road with paved pathway to front door, and block paved driveway to side leading to single garage. Gated access to rear garden.

HALLWAY

Dimensions: 15' 8" x 6' 9" (4.79m x 2.06m). Entered via double glazed composite door into hallway. Tiled flooring. Doors to lounge, study/sitting room, kitchen/dining/family room, and WC. Stairs to first floor with large storage cupboard under. Radiator.

LOUNGE

Dimensions: 17' 11"(into bay) x 12' 6" (5.48m x 3.82m). Feature double glazed window to bay. Oak wood flooring. Radiator.

STUDY/SITTING ROOM

Dimensions: 12' 3" x 10' 9" (into bay)(3.74m x 3.29m). Double glazed day window to front. Oak wood flooring. Radiator.

CLOAKROOM

Dimensions: 6' 8" x 4' 7" (max)(2.05m x 1.40m). Modern low level WC and wall mounted wash hand basin. Tiled flooring and half tiled walls. Chrome heated towel rail. Extractor fan. Recessed spotlights.

KITCHEN, DINING AND FAMILY ROOM

Dimensions: 32' 5" x 16' 3"(max) (9.89m x 4.96m). A superb, L-shaped kitchen/dining family room with feature bi-folding doors to rear garden. The kitchen is fitted with a wide range of modern base and eye level units incorporating one and a half bowl stainless steel sink with complementary Silestone work surfaces. Fitted Neff double oven/microwave, Neff fridge/freezer and dishwasher. Feature centre island/breakfast bar with Silestone worktop incorporating induction Neff hob and extractor hood over. Recessed spotlights. Double glazed window to side. Radiator. Door to utility room. The family seating area includes french patio doors to rear, radiator. Tiled flooring throughout.

UTILITY ROOM

Dimensions: 8' 7" x 6' 8" (2.63m x 2.05m). Fitted base and eye level units incorporating wall mounted gas central heating boiler. Stainless steel sink and drainer with complementary work surfaces over. Space for washing machine and tumble dryer. Recessed spotlights. Extractor fan. Tiled flooring. Double glazed composite door to side. Radiator.

FIRST FLOOR LANDING

Approached via easy rising staircase to central landing area. Modern doors leading to four bedrooms, bathroom and airing cupboard housing hot water cylinder. Loft access. Radiator.

BEDROOM ONE

Dimensions: 17' 6" x 13' 5"(max) (5.34m x 4.09m). An exceptional sized primary bedroom overlooking the rear garden. Built in wardrobes. Door to ensuite. Radiator.

ENSUITE ONE

Dimensions: 6' 9" x 6' 2" (2.08m x 1.88m). A quality modern suite comprising of low level wc, vanity wash hand basin with chrome mixer tap. Corner shower cubicle with rainfall shower with separate attachment. Feature tile splash back. Half tiled walls. Tiled flooring. Recessed spotlights. Extractor fan. Electric shaver point. Chrome heated towel rail.

BEDROOM TWO

Dimensions: 16' 11"(into bay) x 12' 4" (5.18m x 3.76m). Spacious bedroom with double glazed bay window to front. Built-in wardrobes. Radiator. Door to Jack & Jill Ensuite.

JACK AND JILL ENSUITE

Modern low level WC, wall mounted wash hand basin and fitted shower cubicle with rainfall shower with separate attachment. Tiled flooring and half tiled walls. Electric shaver point. Chrome heated towel rail. Extractor fan. Recessed spotlights. Double glazed window to front.

BEDROOM THREE

Dimensions: 13' 10"(into bay) x 11' 9" (4.23m x 3.59m). Another good sized room with double glazed bay window to front. Built in wardrobes. Door to jack and Jill ensuite. Radiator.

BEDROOM FOUR

Dimensions: 8' 9" x 10' 6" (2.67m x 3.22m). A fourth bedroom overlooking the rear garden via double glazed window. Built in wardrobe. Radiator.

FAMILY BATHROOM

Dimensions: 11' 9" x 8' 9" (3.60m x 2.68m). A quality modern suite comprising of low level wc, wash hand basin with chrome mixer tap, storage to side. Large LED mirror with de-misting setting. Built in tiled bath. Walk in shower cubicle with rainfall shower with separate attachment. Tiled splash back. Part tiled walls. Tiled floors. Recessed spotlights. Extractor fan. Obscured glass double glazed window to side. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

A beautifully landscaped, South facing rear garden mainly laid to lawn with paved patio area, boundary fence and bamboo borders. Pedestrian composite double glazed side door to garage. Outside tap. Hypervolt Pro 3 EV charger fitted on driveway.

GARAGE

A single up and over door. Light and power.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.







