



## 13 Glan-yr-afon Lane | Fleur De Lis | Blackwood | NP12 3WA

NEWLY BUILT HOME \* LARGE FAMILY HOME \* GENEROUS KITCHEN \* HIGH SPECIFICATION \* MASTER ENSUITE \* UTILITY ROOM \* GARAGE \* DRIVEWAY \* PRIVATE DEVELOPMENT. Enquire today about this brilliant family home set on a private development within walking distance of train, schools and shops.

£450,000

- Small, Private Development
- Large Family Home
- Generous Kitchen
- Master Ensuite
- Garage



## Property Description

### HALL

Impressive entrance hall with oak staircase and tiled floor.

### LOUNGE

15' 3" x 12' 4" (4.65m x 3.76m) Nicely sized main lounge.

Laminate flooring.

### KITCHEN/DINER

26' 2" x 13' 0" (7.98m x 3.98m) Beautifully designed Kitchen offering an array of handle-less units and a large central island with four seater dining table attached. Appliances; fridge freezer, double oven microwave, dishwasher and wine fridge.

### UTILITY ROOM

6' 5" x 5' 10" (1.96m x 1.80m) Wall mounted boiler. Space for washing machine & dryer.

Bedroom one 5.06 4.30 MAX

16' 7" x 14' 1" (5.06m x 4.30m) Large 'L' Shaped master bedroom. Plenty of space for wardrobes!

### ENSUITE

6' 8" x 5' 1" (2.05m x 1.56m) Stunning ensuite comprising walk-in shower, WC and wash basin. Fully tiled floor and walls.

### BEDROOM TWO

13' 9" x 9' 8" (4.20m x 2.95m) Large double bedroom with fitted triple wardrobe

### BEDROOM THREE

13' 8" x 10' 0" (4.18m x 3.06m) Generous third double bedroom with large fitted wardrobe area

### BEDROOM FOUR

10' 11" x 9' 3" (3.35m x 2.84m) Generous double bedroom.

### BATHROOM

9' 2" x 7' 4" (2.80m x 2.26m) Stylish suite comprising of large bathtub, walk-in shower, WC and vanity wash basin. Fully tiled floor and walls.

### GARAGE

22' 9" x 9' 10" (6.95m x 3.00m) Spacious single garage ideal for additional parking or storage

### TO THE FRONT

Gated parking for 3 vehicles. Side paths to both sides!

### TO THE REAR

Level, private and well landscaped, low maintenance garden with patio and artificial turf.

In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal



documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate.

INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.







## Tenure

Freehold

## Council Tax Band

## Viewing Arrangements

Strictly by appointment

## Contact Details

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Ground Floor



First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



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