



1 Clos Y Cawell, Tondu

£380,000 Freehold

LLANMOOR FOUR BEDROOM DETACHED BUILT IN 2022 • BEAUTIFULLY PRESENTED WITH LANDSCAPED GARDEN AND BESPOKE SCANDANVIAN BBQ HUT • BRIGHT LOUNGE WITH A UPVC WINDOW AND FRENCH DOORS OUT TO THE GARDEN • MODERN KITCHEN/DINER WITH DOORS OUT TO THE GARDEN • STUDY AND WC • FOUR BEDROOM WITH PRIMARY HOSTING A EN SUITE • DRIVE AND GARAGE WITH UP AND OVER DOOR • HOME HAS HAD THE GARDEN BEAUTIFULLY LANDSCAPED • BESPOKE SCANDANVIAN BBQ HUT PERFECT FOR SUMMER NIGHTS AND WET WELSH WINTERS • 360 TOUR AVAILABLE TO APPRECIATE THE VERSATILE HOUSE AND GARDEN

DanielMatthew
ESTATE AGENTS



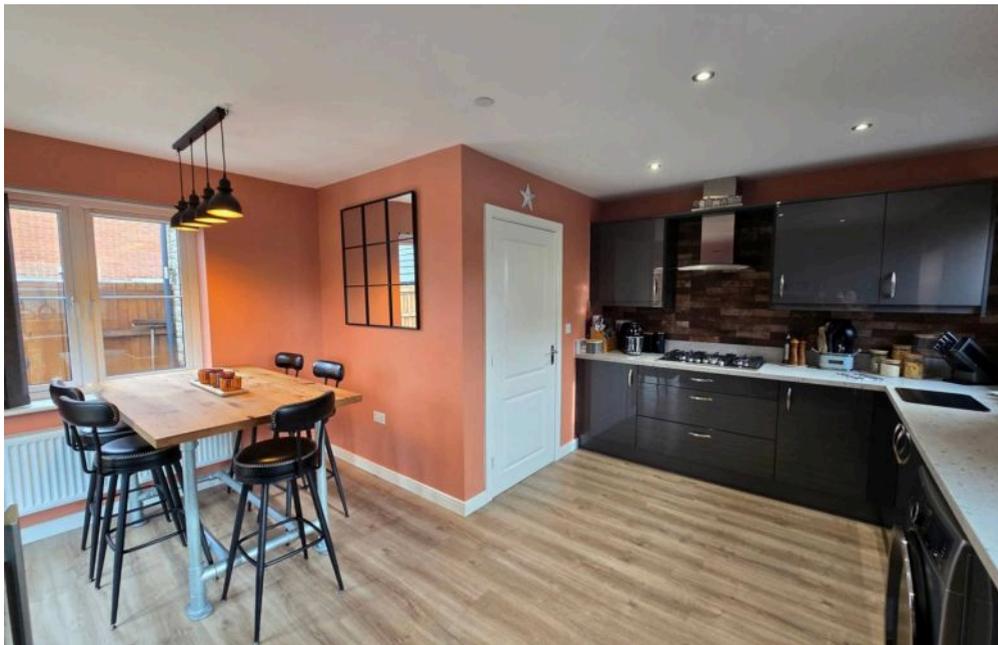
Immaculate 4-bed detached Llanmoor home (built 2022) with open-plan kitchen, study, en suite, garage, landscaped gardens, BBQ hut, and great local amenities. Virtual tour available.

Council Tax band: E

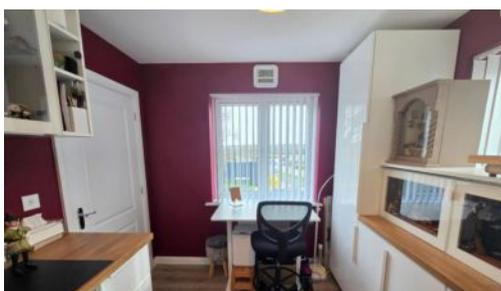
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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- › BEAUTIFULLY PRESENTED WITH LANDSCAPED GARDEN AND BSEPOKE SCANDANVIAN BBQ HUT
- › BRIGHT LOUNGE WITH A UPVC WINDOW AND FRENCH DOORS OUT TO THE GARDEN
- › MODERN KITCHEN/DINER WITH DOORS OUT TO THE GARDEN
- › STUDY AND WC
- › FOUR BEDROOM WITH PRIMARY HOSTING A EN SUITE
- › DRIVE AND GARAGE WITH UP AND OVER DOOR
- › HOME HAS HAD THE GARDEN BEAUTIFULLY LANDSCAPED





ENTRANCE

Bright and spacious entrance with plain walls, lvt flooring, radiator and access to the ground floor rooms.

STUDY

UPVC double glazed window to front aspect, plain walls and ceiling, lvt flooring and radiator.

KITCHEN/DINER

Spacious kitchen/diner with side UPVC windows and french doors out to the garden, Lovely kitchen with a range of wall and base units with complimentary worktops, gas hob oven and electric hob with extractor over, stainless steel sink, space for a washing machine , space for a fridge/freezer, plain walls, plain ceiling, radiator, lamiate flooring.



LOUNGE

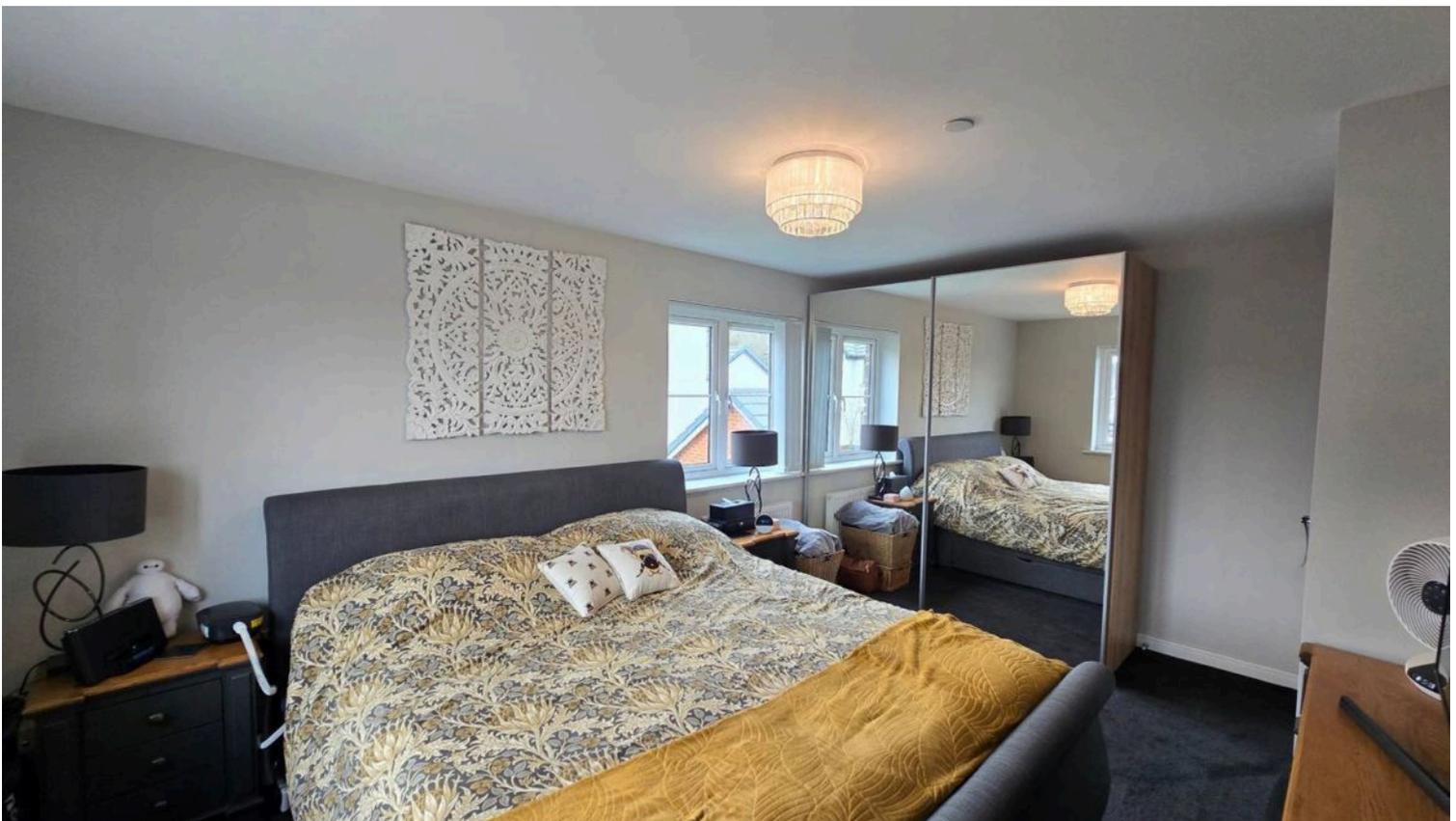
UPVC double glazed window to front aspect, UPVC french doors out to the garden, plain walls, plain ceiling, carpet flooring, radiator this is a bright modern lounge presently hosting space for a large five seat sofa and spacious cuddle chair.

WC

Downstairs cloakroom with a low level wc, bespoke vanity wash hand basin, plain and tile splashback, vinyl flooring and radiator.

LANDING

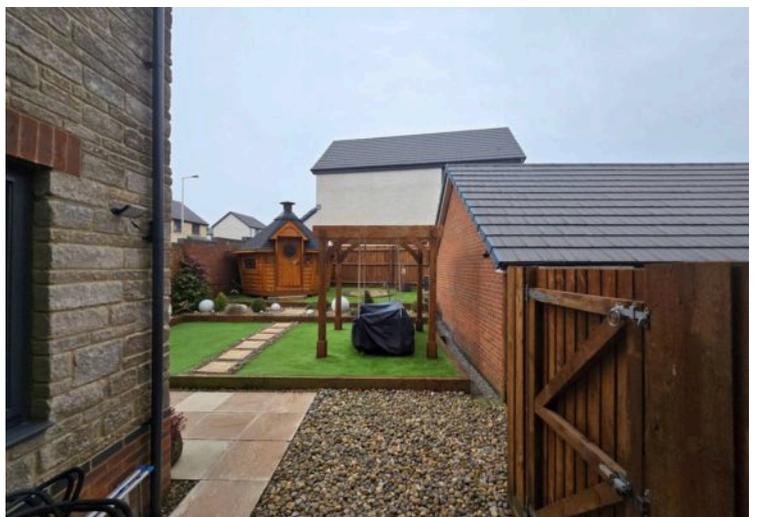
Landing with attic hatch, sprinkler system, plain walls, plain ceiling, carpet flooring, rear UPVC double glazed window and access to the first floor rooms.



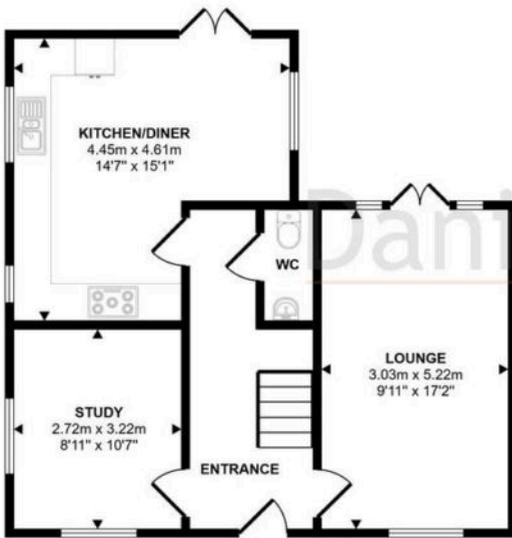
GARDEN

FRONT- Steps and wall/railings and gate to front. SIDE- Drive with access to the garage and side gate access. REAR- Beautifully landscaped garden with wall and fence boundary, laid to patio and decorative stones, laid to astroturf, decorative sleepers and modern design, the added bonus is the bespoke scandinavian summer house perfect for relaxing, indoor bbq area this is a must to view to appreciate how versatile and unique.

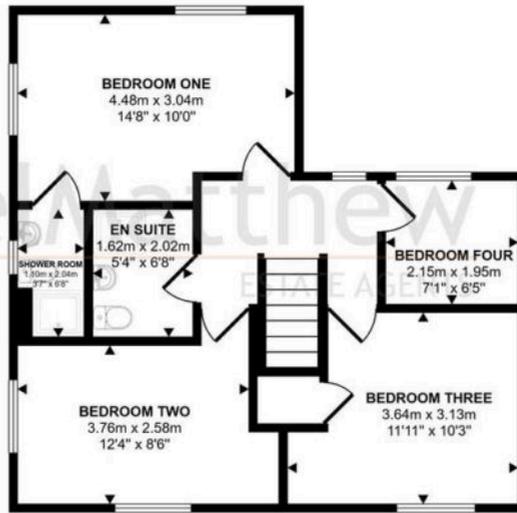




Approx Gross Internal Area
113 sq m / 1214 sq ft



Ground Floor
Approx 54 sq m / 584 sq ft



First Floor
Approx 54 sq m / 586 sq ft



Outbuilding
Approx 4 sq m / 44 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

