

4 Golwg Y Coed

Caerphilly CF83 2UA

Asking Price £485,000

HARRIS & BIRT

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Situated in the sought-after suburb of Hendredenny, this impressive, detached home combines peaceful surroundings with convenient access to local amenities, well-regarded schools, and excellent transport links.

This executive family home offers an open plan kitchen/conservatory and dining room which overlook the rear garden, living room with countryside views, utility room, and WC to the ground floor. To the first floor there is a bright, gallery landing, four bedrooms with a principal ensuite and a stylish bathroom

The front garden is mainly laid to lawn with steps leading to the front door, private driveway and an integral double garage. The rear garden boasts mature landscaping, lawn, decked and patio areas providing a secluded outdoor space for relaxation and enjoyment.

One of the standout features of this home is its proximity to the picturesque countryside walks through Groeswen lanes, allowing residents to immerse themselves in nature and enjoy the tranquillity of the surrounding area.

Having been owned by the current sellers from new, this property presents a perfect opportunity for those looking to settle in a sought-after location, combining modern living with the charm of a well-established neighbourhood.

Accommodation

Ground Floor

Entrance Hallway 10'11 x 10'7 (3.33m x 3.23m)
Entered via a composite and stained glass, leaded double glazed front door. Obscure, stained and leaded double glazed side panel. Vinyl wood effect chevron designed flooring. Skirting boards. Coving. Pendant light fitting. Understairs storage cupboard. Steps with fitted carpet leading to the kitchen, conservatory, dining room and utility room. Stairs with fitted carpet, spindle balustrade and newel post leading to the first floor. Doors leading to:

Living Room 16'5 x 12'4 (5.00m x 3.76m)
Wood effect laminate flooring. Skirting boards. Fire surround, back panel and hearth (Please note that the gas fire has been disconnected). Coving. Pendant light fitting. UPVC double glazed window with stained glass and leaded top section to the front aspect.

WC 5'6 x 2'4 (1.68m x 0.71m)
A continuation of vinyl wood effect chevron designed flooring from the entrance hallway. Skirting boards. Coving. Pendant light fitting. Pedestal wash hand basin with tiled splash back. Low level WC. UPVC obscure double glazed window to the side aspect.

Kitchen 10'7 x 16'0 (3.23m x 4.88m)
Vinyl wood effect chevron designed flooring. Skirting boards. Two pendant light fittings. Matching range of wall and base units, Roll top worksurface, Tiled splash back, integrated eye level double fan assisted oven, Integrated eye level microwave, Stainless steel four ring gas hob with extractor fan over, One & half stainless sink and drainer with chrome mixer tap over, space and plumbing for a dishwasher, space for an under counter fridge or freezer, Space for an American style fridge/freezer. UPVC double glazed window to the side aspect. UPVC double glazed French doors leading to:

Conservatory
A continuation of vinyl wood effect chevron designed flooring from the kitchen. UPVC double glazed windows to all side. UPVC double glazed French doors to the rear garden. Polycarbonate roof panels.

Dining Room 11'3 x 12'4 (3.43m x 3.76m)
High gloss wood effect laminate flooring. Skirting boards. Coving. Pendant light fitting. UPVC double glazed French doors to the rear garden.

Utility Room 5'5 x 7'1 (1.65m x 2.16m)
Vinyl patterned flooring. Skirting boards. Base units, Roll top worksurface, Tiled splash back, stainless steel sink and drainer with mixer tap over, Space and plumbing for a washing machine, Space for a tumble drier. Wall mounted boiler. Ceiling extractor fan. Pendant light fitting. Composite and obscured double glazed door to the garden.

First Floor

Landing 11'0 x 10'0 (3.35m x 3.05m)
Fitted carpet. Skirting boards. Steps with fitted carpet leading to bedrooms two, three and four, Airing cupboard housing the hot water tank. Coving. Pendant light fitting. Two UPVC double glazed windows with stained glass and leaded top sections to the front aspect. . Doors leading to:

Bedroom One 16'3 x 11'8 (4.95m x 3.56m)
Wood effect laminate flooring. Skirting boards. Coving. Pendant light fitting. UPVC double glazed window with stained glass and leaded top section to the front aspect. Door leading to:

Ensuite 3'7 x 8'6 (1.09m x 2.59m)
Wood effect flooring. Partial tiled walls and contemporary wall panelling. Low level WC, Wall mounted wash hand basin with chrome mixer tap. Shower cubical with rainfall shower, addition hand held shower attachment and glass shower door. Wall mounted shaver power socket. Wall mounted chrome heated towel radiator. Ceiling extractor fan. Inset ceiling spot light. UPVC obscured double glazed window with stained glass and leaded top section to the side aspect.

Bathroom 5'7 x 6'4 (1.70m x 1.93m)
Wood effect flooring. Tiled walls. Low level WC. Floating vanity wash hand basis with chrome mixer tap. Shower cubical with rainfall shower, additional hand held shower attachment and glass shower door. Ceiling extractor fan. pendant light fitting. UPVC obscured double glazed window to the side aspect.

Bedroom Two 9'5 x 16'3 (2.87m x 4.95m)
Fitted carpet. Skirting boards. Pendant light fitting. UPVC double glazed window to the rear aspect.

Bedroom Three 11'0 x 12'5 (3.35m x 3.78m)
Wood effect laminate flooring. Skirting boards. Pendant light fitting. Access hatch to loft space. UPVC double glazed window to the rear aspect.

Bedroom Four 8'2 x 9'2 (2.49m x 2.79m)
Wood effect laminate flooring. Skirting boards. Pendant light fitting. UPVC double glazed window to the rear aspect.

Outside
Front Garden: Driveway leading to a double garage. Steps with railings leading to the entrance. Mature shrubbery. Lawn areas. Pedestrian gate leading to the rear garden.

Rear Garden: Decked area. Patio area. Mature hedging, trees and shrubbery. Lawn areas.

Garage
With an up and over garage door. Power sockets and pendant light fitting.

Services
Mains electricity, gas, water, drainage.



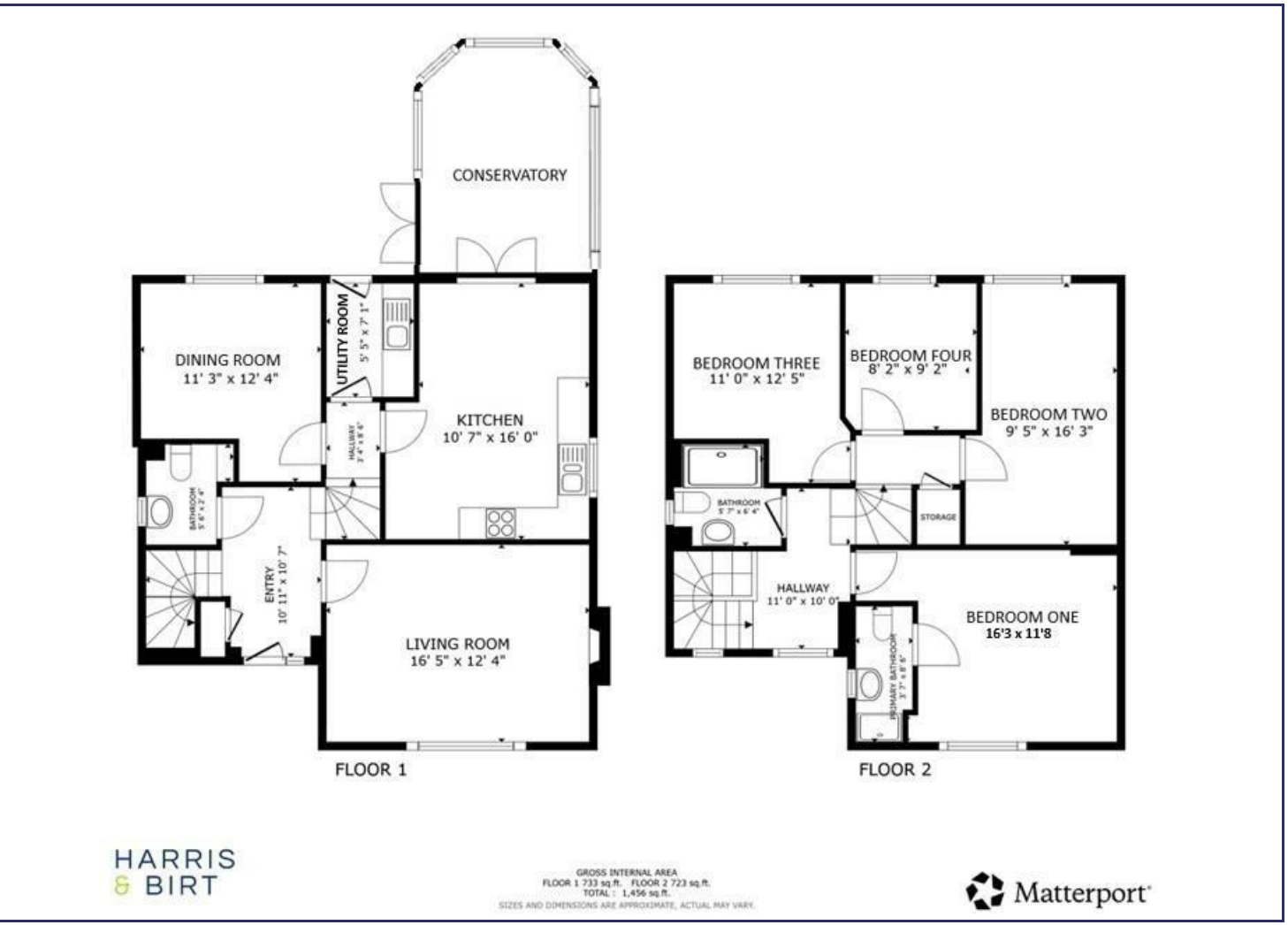






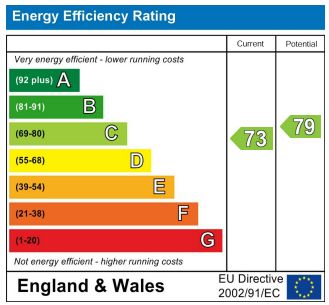


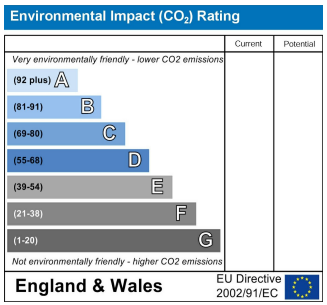












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