



16 Clos Cae Pwll, Nelson, CF46 6LA
Offers Around £270,000

BRINSONS

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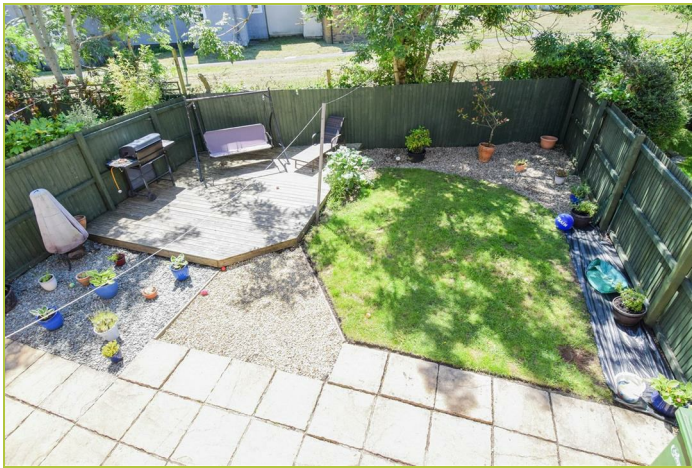
BRINSONS

CUL-DE-SAC LOCATIONSOUGHT AFTER AREA***THREE BEDROOM LINK DETACHED***

Brinsons of Caerphilly are pleased to offer to the market this well presented, modern Three Bedroom link detached property within a sought after cul-de-sac on the outskirts of Nelson. The home offers bright accommodation throughout and benefits from a south facing level rear garden with patio, lawn and deck, a well-maintained open forecourt garden with mature cherry tree and a drive leading onto an attached garage of 18'5 x 9'8. On the ground floor there is an entrance hall, cloakroom, a 14 x 12 lounge and a full width kitchen/diner. To the first floor there are three bedrooms and a family bathroom.

Gas central heating is installed and the property is fully double glazed. Viewings highly recommended.

Freehold. Council tax Band D.



Entrance Hall

Wood composite door. Wood laminate flooring. Door to downstairs WC and lounge. Stairs to first floor landing.

Lounge 14'1 x 12'6 (4.29m x 3.81m)

Smooth ceilings. Double glazed window to front. Wood laminate flooring. Wall mounted radiator and power points. Double doors to kitchen.

Kitchen/Dining 9'9 x 15'6 (2.97m x 4.72m)

A spacious kitchen dining room with matching units and complimentary work surfaces over, offering a range of draws and cupboards. Space for a free standing washing machine or dishwasher. Smooth ceilings. Double glazed window to rear and double glazed sliding door to rear garden. Under stairs storage cupboard. Half laminate, half tiled flooring. Fitted electric oven and hob. Glow worm Gas combi boiler.

Bedroom One 8'6 x 13'5 (2.59m x 4.09m)

Smooth ceilings. Two double glazed windows to the front. Fitted mirrored wardrobe. Storage cupboard. Wall mounted radiator and power points.

Bedroom Two 8'10 x 9'3 (2.69m x 2.82m)

Textured ceilings. Double glazed window to rear. Wall mounted radiator and power points.

Bedroom Three 9'0 x 6'0 (2.74m x 1.83m)

Textured ceilings. Double glazed windows to rear. Wall mounted radiator and power points.

Bathroom 6'3 x 6'2 (1.91m x 1.88m)

Textured ceilings. Double glazed window to side. Tiled walls and vinyl floors. Chrome heated towel

radiator. Bath with over head shower. Low level WC. Pedestal hand wash basin.

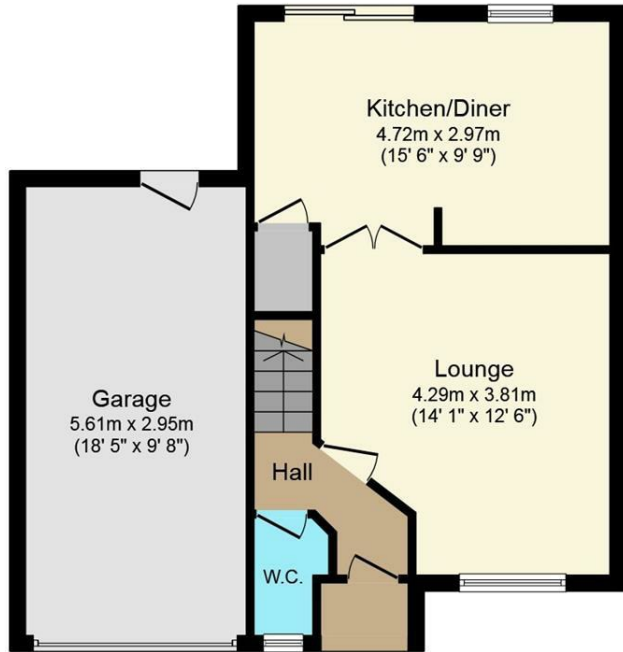
Outside

South facing low maintenance garden with decked area and patio. Side gate for entrance from front.

Garage 18'5 x 9'8 (5.61m x 2.95m)

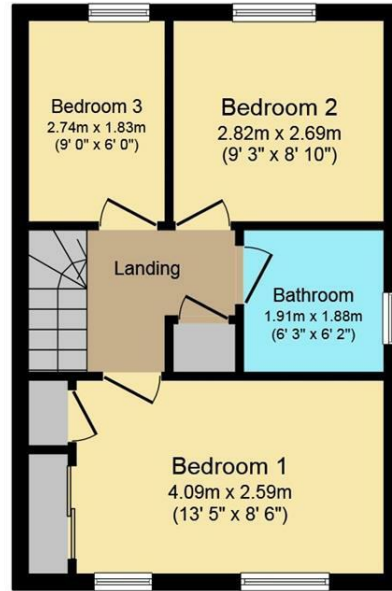






Ground Floor

Floor area 55.0 sq.m. (592 sq.ft.) approx



First Floor

Floor area 35.1 sq.m. (378 sq.ft.) approx

Total floor area 90.1 sq.m. (969 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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