



9 Cae Llwyndu, Treharris, CF46 6HX  
Price £289,995

BRINSONS

**\*\*\*VERY WELL PRESENTED AND MODERNISED THREE BEDROOM DETACHED WITH GARAGE AND OFF ROAD PARKING\*\*\***

Brinsons of Caerphilly are delighted to offer to the market, this very well presented and modernised three bedroom detached with detached garage and off road driveway parking.

Offered to the market with no onward chain, and located in a lovely cul de sac position this property would make an ideal family home.

Located close to a great range of local amenities as well as local transport links, be quick to get a viewing on this lovely property!

Freehold. Council tax band D.

### **Outside**

Approached via a block paved driveway. Access to the garage and the rear garden.

### **Entrance Hallway**

Double glazed door to the front. Textured ceiling. Panelled radiator. Stairs to first floor. Under stair storage cupboard. Wooden effect laminate flooring.

### **Wc**

Low level wc. Wash hand basin. Panelled radiator. Textured ceiling. Tiled flooring. Double glazed window to the front.

### **Lounge 16'1 x 10'0 (4.90m x 3.05m )**

Double glazed window to the front. Smooth ceiling finished with coving. Panelled radiator. Power points. Wooden effect laminate flooring. Feature fireplace and surround. Archway opening to:

### **Dining Room 11'1 x 8'0 (3.38m x 2.44m)**

Double glazed French doors to the rear. Smooth ceiling finished with coving. Power points. Panelled radiator. Wooden effect laminate flooring.

### **Kitchen 11'1 x 8'0 (3.38m x 2.44m )**

A range of matching wall and base units with complimentary work surfaces over. One and a half bowl composite sink and drainer. Base level electric

oven. Four ring gas hob with electric cooker hood over. Under counter fridge and freezer. Integrated washer/dryer. Smooth ceiling finished with coving. Wall mounted gas centrally heated combination boiler. Tiled walls. Tiled flooring. Double glazed window to the rear. Double glazed door to the side.

### **Landing**

Smooth ceiling. Airing cupboard. Power points. Attic access hatch with drop ladder leading to a partly boarded attic space with lighting.

### **Bedroom One 12'0 x 9'0 (3.66m x 2.74m )**

Double glazed window the front. Smooth ceiling finished with recessed spotlights. Panelled radiator. Power points. Tiled flooring. Built in storage cupboard.

### **En Suite**

Shower cubicle. Low level wc. Wash hand basin. Smooth ceiling. Tiled walls. Tiled flooring. Panelled radiator. Double glazed window to the side.

### **Bedroom Two 10'0 x 9'0 (3.05m x 2.74m )**

Double glazed window the rear. Textured ceiling finished with recessed spotlights. Panelled radiator. Power points. Built in storage cupboard.

### **Bedroom Three 8'0 x 7'0 (2.44m x 2.13m )**

Double glazed window the front. Textured ceiling. Panelled radiator. Power points. Wooden effect laminate flooring. Over stair storage cupboard.

### **Bathroom**

Panelled bath. Low level wc. Wash hand basin. Textured ceiling. Panelled radiator. Half tiled walls. Tiled flooring. Double glazed window to the rear.

### **Rear Garden**

A generous rear garden mainly laid to lawn with a feature decked seating area.

### **Garage 17'0 x 13'0 (5.18m x 3.96m )**

Electric roller door to the front. Power and lighting.

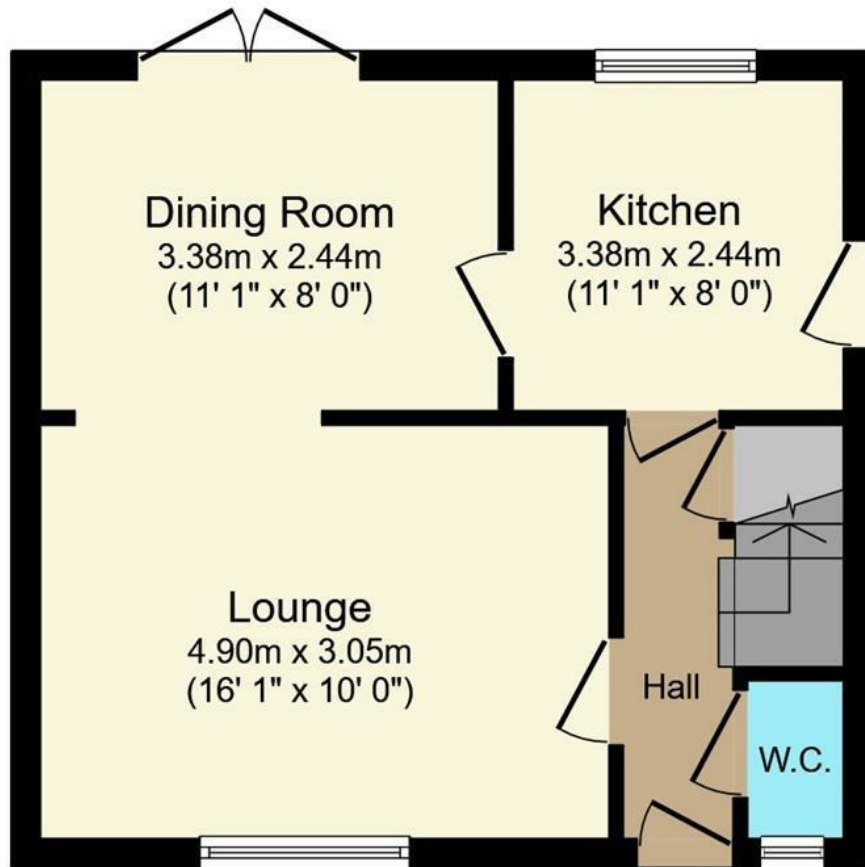
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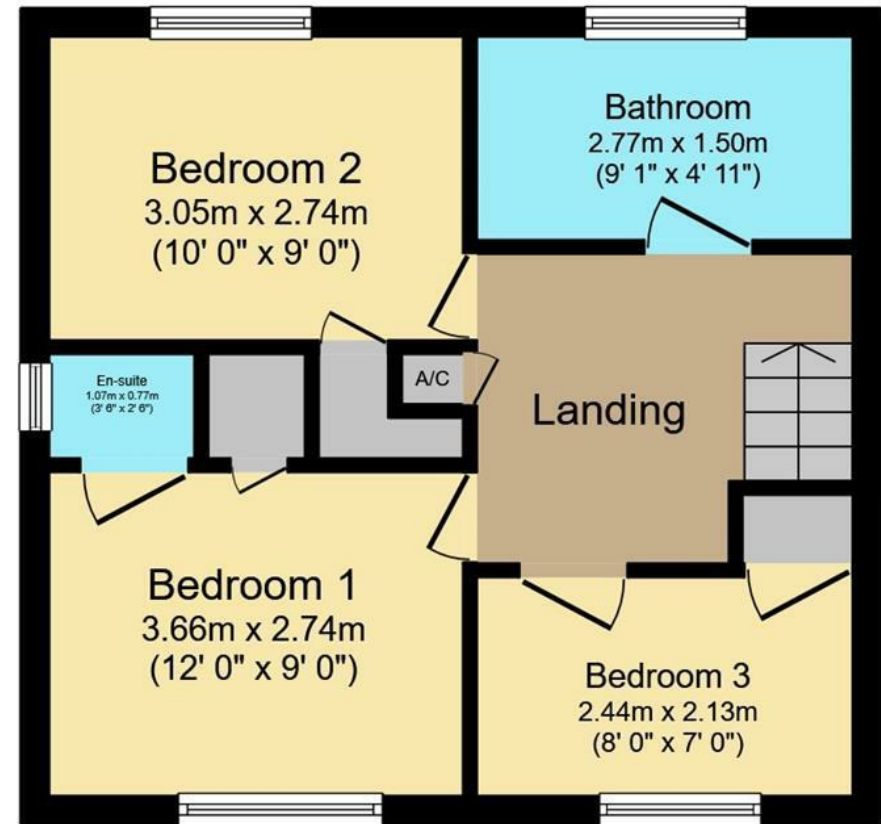






## Ground Floor

Floor area 33.0 sq.m. (356 sq.ft.) approx



## First Floor

Floor area 33.0 sq.m. (356 sq.ft.) approx

Total floor area 66.1 sq.m. (711 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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