



**Gellideg Close, Hengoed, CF82 7RR**

**£445,000**

- Spacious Detached Property
- Large Lounge/Dining Room Plus Separate Family Room
- Exceptionally Large Conservatory
- Low Maintenance Rear Garden with Large Garden Store
- Excellent Road Links
- Four Bedrooms with master En-Suite
- Modern Kitchen and Utility Room + WC
- First Floor Bathroom with Separate Shower
- Double off Road Parking
- Viewing Essential to Appreciate

# Gellideg Close, Hengoed CF82 7RR

Located in Gellideg Close, Maesycwmmer, Hengoed, this spacious detached house offers an ideal family home. With four generously sized reception rooms, including a large conservatory, a welcoming lounge/dining room, and a comfortable family room, there is ample space for both relaxation and entertaining. The property boasts four well-appointed bedrooms, ensuring plenty of room for family and guests. The modern kitchen is equipped with all the essentials, complemented by a convenient utility room and a ground floor WC, making daily living effortless. The main bathroom features a separate shower, while the en-suite shower room adds a touch of luxury to the master bedroom. Outside, the low maintenance garden provides a perfect retreat for outdoor enjoyment, while the store offers additional space for gardening tools or outdoor equipment. Off-road parking for two vehicles is available at the front, ensuring convenience for you and your guests. This delightful home combines comfort and practicality, making it an excellent choice for those seeking a peaceful yet well-connected location. With its thoughtful layout and modern amenities, this property is sure to appeal to families and professionals alike. Don't miss the opportunity to make this lovely house your new home.





## Front Garden

With wall boundary, grass, pathways to both sides leading to rear garden.

## Rear Garden

A low maintenance garden with paved patio, steps leading to artificial grass with raised flower beds, composite decked seating area, outside store room with remote controlled roller shutter door, outside tap.

## Double Driveway

A paved double driveway located to the front of the property.





## Directions



## Viewings

Viewings by arrangement only. Call 01495 239686 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

