



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, Maesycwmmr, 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.



Council Tax Band: F



Entrance Hall

Double glazed entrance door with side screens, coved and papered finish to ceiling, painted and wood panelling to walls, stairs leading to first floor, understairs storage with power.

Lounge/Dining Room

12'1" x 26'1" ex bay (3.70 x 7.97 ex bay)
Double glazed square bay window to front aspect, coved and papered finish to ceiling, ceiling roses, painted finish to walls, radiators, wall mounted electric fire, double glazed sliding patio doors leading to conservatory.

Kitchen

9'9" x 13'2" (2.98 x 4.03)
Coved and papered finish to ceiling, a modern quality kitchen with base and wall units with display shelving, "Corian" worktops, electric hob, extractor fan, eye level oven, built in dishwasher and fridge, tiled flooring, door leading to entrance hall, open to conservatory, door to utility room.

Utility Room

Coved and painted finish to walls and ceiling, double glazed window to rear aspect, tiled flooring, base and wall units co-ordinating with kitchen, sink, plumbing for automatic washing machine, double glazed door leading to rear garden.

WC

Double glazed window with obscured glass to side aspect, coved and painted finish to ceiling, tiled and painted finish to walls, low level WC, wash hand basin set in vanity unit, radiator.

Boiler Room

A store room with wall mounted gas central heating combination boiler.

Family Room/Sitting Room

9'10" x 14'9" (3.00 x 4.51)
Double glazed window to front aspect, coved and painted finish to ceiling, painted and wood panelling to walls, radiator.

Conservatory

20'8" x 12'9" (6.30 x 3.91)
A brick built and double glazed conservatory offering an additional reception room with high glass roof, double glazed door leading to rear garden and under-floor heating.

Landing

Coved and papered finish to ceiling, painted finish to walls, store cupboard.

Bedroom One

12'2" x 13'1" (3.72 x 4.01)
Double glazed window to front aspect, coved and papered finish to ceiling, painted finish to walls, radiator.

En-Suite Shower Room

8'11" x 5'5" (2.73 x 1.66)
Double glazed window to front aspect with obscured glass, coved and painted finish to walls and ceiling, shower enclosure with shower, wash hand basin set in vanity unit, low level WC, heated towel rail.

Bedroom Two

12'2" x 12'9" (3.72 x 3.89)
Double glazed window to rear aspect, coved and papered finish to walls and ceiling, radiator, stairs leading to attic space.

Attic Space

16'9" x 8'5" (5.13 x 2.59)
Via stairs from bedroom two and via doorway to attic space with under eaves storage.

Bedroom Three

9'10" x 11'2" (3.02 x 3.41)
Double glazed dormer window to front aspect, painted finish to sloped ceiling, painted finish to walls, under eaves storage, fitted wardrobes, radiator.

Bedroom Four

9'10" x 12'5" (3.02 x 3.79)
Double glazed window to rear aspect, coved and painted finish to ceiling, papered finish to walls, radiator.

Family Bathroom with Separate Shower

9'1" x 9'6" (2.78 x 2.91)
Double glazed window to rear aspect with obscured glass, coved and painted finish to ceiling, painted and tiled finish to wall, bath tub, separate shower enclosure with shower, wash hand basin and WC set in vanity storage, heated towel rail.

Outside

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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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	

