



Pandy Road, Crumlin, NP11 3BH

£175,000

- Three Bedrooms
- Lounge with Bay Window
- En-Suite WC
- Gardens Front and Rear
- Garage with Inspection Pit and EV Charging Point
- Semi Detached House
- Kitchen/Breakfast Room
- Ground Floor Bathroom
- Gated Driveway offering Parking
- Perfect 1st Time Purchase

Pandy Road, Crumlin NP11 3BH

Located on Pandy Road in Croespenmaen, Crumlin, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property is designed for comfort and convenience. Upon entering, you are welcomed into a spacious lounge featuring a lovely bay window that allows natural light to flood the room, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the generous kitchen and breakfast room, perfect for both casual dining and entertaining guests. The property also benefits from a well-maintained garden at both the front and rear, providing ample outdoor space for relaxation or play. The gated driveway offers secure parking for up to four vehicles, leading directly to a garage, with inspection pit and untethered EV charging point, ensuring that parking is never a concern. For added convenience, the house includes an en-suite WC in the master bedroom, alongside a ground floor bathroom/WC, making it ideal for busy households. This semi-detached home combines practicality with a welcoming charm, making it a perfect choice for those seeking a comfortable living space in a friendly community. With its excellent amenities and transport links nearby, this property is not to be missed.



Council Tax Band: B



Entrance

Double glazed entrance door, papered finish to walls and ceiling, stairs leading to first floor.

Lounge

12'7" x 10'11" (13'8" into bay) (3.85 x 3.34 (4.17 into bay))

Double glazed square bay window to front aspect, coved and textured finish to ceiling, papered finish to walls, laminated wood flooring, electric fire set on feature surround, radiator, understairs storage cupboard with double glazed window to side aspect.

Kitchen/Breakfast Room

10'10" x 11'2" (3.31 x 3.41)

Double glazed window to rear aspect, coved and textured finish to ceiling, papered and painted finish to walls, base and wall units, stainless steel single drainer sink, plumbing for automatic washing machine, space for oven and fridge/freezer, radiator.

Rear Entrance

Double glazed door leading to outside, upvc cladding to walls.

Ground Floor Bathroom/WC

4'2" x 11'2" (1.29 x 3.41)

Double glazed windows to side and rear aspects, painted finish to ceiling, upvc cladding to walls, "P" shaped bath with dual shower over and shower screen, pedestal wash hand basin, low level WC, radiator.

Landing

Double glazed window to side aspect, papered finish to walls and ceiling.

Bedroom One

12'4" x 10'0" (3.77 x 3.06)

Double glazed window to front aspect, coved and textured finish to ceiling, papered finish to walls, radiator.

En-Suite

Low Level WC, wash hand basin, upvc cladding to walls and ceiling.

Bedroom Two

7'3" x 12'3" (2.21 x 3.74)

Double glazed window to rear aspect, coved and textured finish to ceiling, papered finish to walls, radiator, cupboard housing wall mounted gas central heating combination boiler.

Bedroom Three

8'0" x 8'11" (2.46 x 2.74)

Double glazed window to rear aspect, coved and textured finish to ceiling, papered and painted finish to walls, radiator.

Outside

Front Garden

Gated entrance, pathway leading to front door, lawn with fence and conifer tree boundaries, pathway leading to rear garden via secure gateway.

Rear Garden

An enclosed rear garden with paved patio and lawn, pathway leading to driveway.

Driveway

A gated driveway offering off road parking for three/four cars leading to garage.

Garage

A detached garage with service pit having access from a doorway in the garden and providing storage under garage. Wall mounted untethered electric vehicle charging point.







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	

