



## Pwll Yr Allt, Hengoed, CF82 8FR

£385,000

- Substantial Detached Property
- Large Kitchen/Breakfast Room + Utility Room
- Dining Room with French Doors and Conservatory
- Part Shared Driveway with Parking + Garage
- Lovely Family Home
- Five Bedrooms plus 2 En-Suite Showers
- Spacious Lounge
- First Floor Bathroom plus Ground Floor WC
- Enclosed Rear Garden
- Good Road Links



# Pwll Yr Allt, Hengoed CF82 8FR

Located in Pwll Yr Allt, Tir-Y-Berth, Hengoed, this substantial detached house offers an exceptional living experience for families and those seeking space and comfort. With an impressive five bedrooms, including two en-suites, this property is designed to accommodate both relaxation and privacy. Upon entering the hallway, you are greeted by three well-appointed reception rooms, providing ample space for entertaining guests or enjoying quiet family time. The inviting lounge, elegant dining room, and bright conservatory create a harmonious flow throughout the home, allowing natural light to fill the spaces. The kitchen/breakfast room is perfect for casual dining, while the adjoining utility room adds convenience to daily chores. The property boasts three bathrooms and the added benefit of a ground floor WC ensuring that morning routines run smoothly for everyone in the household. With parking available for up to four vehicles, you will never have to worry about finding a space for your cars. The rear garden is enclosed and offers a calming outdoor space. Located with good road links, this home offers easy access to nearby amenities and transport options, making it an ideal choice for those commuting or exploring the surrounding areas. The combination of spacious living areas, modern conveniences, and a desirable location makes this detached house a perfect family home. Do not miss the opportunity to make this wonderful property your own.



Council Tax Band: F



### Entrance Hall

Via storm porch and double glazed entrance door, coved and painted finish to walls and ceiling, laminated wood flooring, radiator, stairs leading to first floor accommodation, double doors leading to lounge.

### Ground Floor WC

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

### Lounge

10'11" x 18'3" (3.34 x 5.57)

Double glazed window to front aspect, coved and painted finish to walls and ceiling, laminated wood flooring, radiator, double doors leading to dining room.

### Dining Room

9'3" x 11'7" (2.84 x 3.55)

Coved and painted finish to walls and ceiling, double glazed French doors leading to rear garden, radiator.

### Kitchen/Breakfast Room

17'0" x 11'7" max 8'11" min (5.20 x 3.55 max 2.74 min)

Double glazed window to rear aspect, coved and painted finish to walls and ceiling, modern base and wall cabinets with wooden work surfaces, integrated sink, and dishwasher, tiled splash backs, "Rangemaster" oven with extractor hood, breakfast island, kick space lighting, radiator, opening to conservatory.

### Conservatory

8'7" x 9'6" (2.64 x 2.90)

A double glazed and brick built conservatory with double glazed French doors leading to rear garden, radiator.

### Utility Room

Double glazed door leading to outside, painted finish to walls and ceiling, base cabinets, stainless steel single drainer sink, plumbing for automatic washing machine, radiator, wall mounted gas centra heating boiler.

### First Floor

#### Landing

Painted finish to walls and ceiling, radiator, cupboard housing hot water tank.

### Bedroom One

11'0" x 12'0" (3.36 x 3.68)

Double glazed window to front aspect, painted finish to walls and ceiling, fitted wardrobes with dressing table, radiator.

### En-Suite to Bedroom One

5'6" x 6'7" (1.68 x 2.03)

Double glazed window to side aspect with obscured glass, painted finish to ceiling, tiled finish to walls and floor, low level WC, wash hand basin set in vanity unit, corner shower with multi-jets, heated towel rail, electric shaver point.

### Bedroom Two

11'6" x 10'7" (3.51 x 3.24)

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

### En-Suite to Bedroom Two

5'7" x 6'7" (1.71 x 2.02)

Painted finish to walls and ceiling, modern shower enclosure with shower, wash hand basin set in vanity unit with storage and display shelving, low level WC, tiled splash back, radiator.

### Bedroom Three

8'6" x 12'8" (2.61 x 3.88)

Double glazed dormer window to front aspect, painted finish to walls and part sloped ceiling, radiator.

### Bedroom Four

8'9" max 5'1" min x 11'8" max 8'1" min (2.68 max 1.57 min x 3.58 max 2.48 min)

Double glazed window to rear aspect, painted finish to walls and ceiling, laminated wood flooring, radiator.

### Bedroom Five

6'6" x 8'9" (1.99 x 2.69)

Double glazed window to front aspect, painted finish to walls and ceiling, radiator.

### Family Bathroom

6'0" x 7'3" (1.85 x 2.23)

Double glazed window to rear aspect with obscured glass, painted finish to ceiling, painted and tiled finish to walls, bath with mixer tap, shower attachment and shower screen, wash hand basin and WC set in vanity unit with storage and display shelving, radiator.



## Outside

### Front Aspect

Small pebbled garden, gateway leading to rear garden.

### Rear Garden

Enclosed via fencing with artificial grass and mature shrubs.

### Driveway

A part shared driveway located to the front of the property offering off road parking for 3-4 cars.

### Garage

A single garage with up and over door.











## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	

