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46 Waun Draw, Caerphilly, CF83 3SL

Price £390,000

- IMMACULately PRESENTED FOUR BEDROOM DETACHED HOUSE
- GOOD ROAD LINKS TO THE A470
- KITCHEN DINER
- SHOWER ENSUITE TO MASTER BEDROOM
- GARAGE WITH TWO SKY LIGHT WINDOWS (USED FOR EX SHOWROOM OFFICE) EV CHARGER
- LAST PROPERTY BUILT ON THE KINGSMEAD DEVELOPMENT
- LOUNGE
- UTILITY ROOM/W.C.
- FIRST FLOOR BATHROOM
- EPC RATING D/COUNCIL TAX BAND E

IMMACULately PRESENTED FOUR BEDROOM DETACHED HOUSE Located on the Kingsmead estate. Good road links to Newport and the A470. The property consists of:- Entrance hall, kitchen/breakfast room, lounge/diner, utility room leading to the W.C. Ensuite to master bedroom, family bathroom. Enclosed private rear garden not overlooked. Garage & Driveway for two cars. EV Charger. EPC rating B. Council tax band E. HSBC warranty until March 2028 **VIEWINGS HIGHLY RECOMMENDED**.



ENTRANCE HALL

Double glazed composite door with Upvc double glazed window to the front. Tiled floor, radiator, carpeted stairs to the first floor with spindle balustrade.

KITCHEN/BREAKFAST AREA 12'10" x 11'11" (3.92 x 3.65)

Upvc double glazed window to the front. Fitted wall and base units. Roll over preparation surface with inset 1.5 sink/drainer, tiled splash back. Integrated double electric oven, gas hob with over head extractor hood. Space for fridge freezer and dish washer. Tiled floor, radiator, space for table and chairs. Ideal gas boiler housed in kitchen cupboard.

LIVING ROOM/DINING AREA

Upvc double glazed window to the side and rear. Upvc double glazed French doors giving access to the rear garden. Two radiators, fitted carpet.

UTILITY 6'5" x 6'1" (1.98 x 1.86)

Work surface with plumbing and space for automatic washing machine, space for dryer. Wall units, tiled floor, radiator. Door to the W.C.

W.C.

Vanity unit housing wash hand basin, tiled splash back, low level W.C. Tiled floor, radiator.

LANDING

Loft access. Upvc double glazed window to the side. Spindle balustrade.

BEDROOM ONE 11'11" x 10'7" (3.64 x 3.24)

Upvc double glazed window to the front. Storage cupboard. Fitted carpet, radiator. Door access to the En suite.

EN SUITE SHOWER ROOM

Double shower cubicle with mains shower, pedestal wash hand basin, low level W.C. Tiled walls and floor. Radiator.

BEDROOM TWO 11'3" x 10'7" (3.43 x 3.24)

Upvc double glazed window to the rear. Storage cupboard. Fitted carpet, radiator.

BEDROOM THREE 8'11" x 7'2" (2.72 x 2.19)

Upvc double glazed window to the rear. Fitted carpet, radiator.

BEDROOM FOUR 8'11" x 7'3" (2.72 x 2.23)

Upvc double glazed window to the front. Fitted carpet, radiator.

FIRST FLOOR BATHROOM

Panelled bath with mains shower above, glass shower screen, pedestal wash hand basin, low level W.C. Tiled splash back, tiled floor, radiator.

GARAGE

Up and over door, two sky light double glazed windows, spot lighting to the ceiling, power and lighting. Upvc double glazed door access to the garden. The garage was used as a showroom office when the estate was being developed.

FRONT

Feature stone wall boundaries. Paved path to front and side access. Mature tree. Driveway to the side leading to the garage. space for two cars.

REAR

Private enclosed rear garden. Side gate access to the front. Lawned garden, mature shrub borders. Covered decked area located behind the garage. Wall and fenced boundaries.

