



7 Graigwen Parc, Graigwen, CF37 2EQ

Offers Over £340,000

**** Lovely 4 Bedroom Detached Family Home ** Undergone Extensive Renovation Since 2018 ****

Internal viewing is strongly recommended on this very well presented home located in a small residential development within minutes of countryside walks.

Within the past 6 years the property has had a new roof (house & garage), rewiring, replacement boiler & radiators, kitchen & bathroom, flooring, oak doors to the ground floor and many more improvements.

The light and airy accommodation comprises entrance hall, cloaks/wc, lounge, living/kitchen/diner, utility area, four bedrooms and family bathroom.

There is a sunny rear garden together with front garden, drive and single garage.

A must for families.

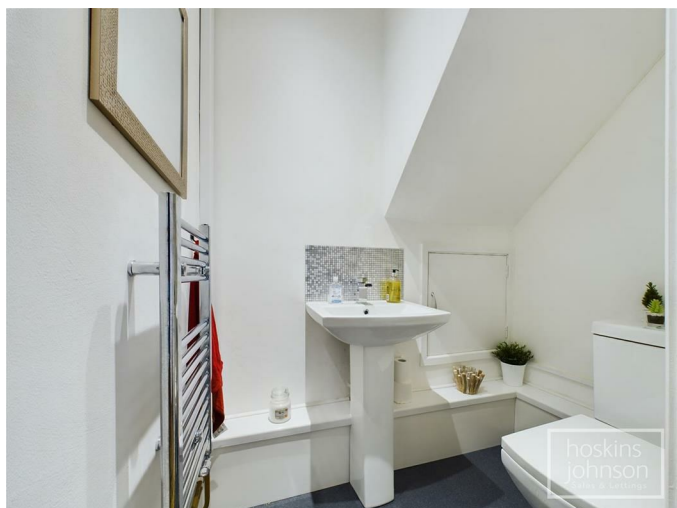
Highly recommended.

Entrance Hall



Composite double glazed entrance door, double glazed window to side, radiator, ceiling spotlights, vinyl tiled floor, staircase to first floor.

Cloaks/WC



WC, wash hand basin, chrome heated towel rail, ceiling spotlights, storage cupboard.

Lounge 14'5" x 11'4" (4.41 x 3.46)



Double glazed french doors leading out to the rear garden, radiator, vinyl tiled flooring.

Living/Kitchen/Diner 30'4" x 7'11" (9.27 x 2.43)



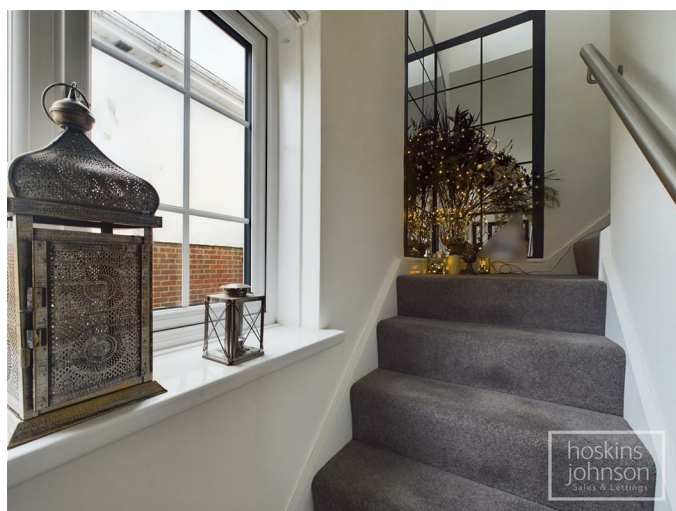
Refitted kitchen with a range of white gloss base and wall cupboards (2018) with contrasting work tops, up stands and plinth lighting, stainless steel sink unit, gas hob and electric oven with extractor hood above, integral dishwasher, breakfast bar, two radiators, ceiling spotlights, double glazed window to front, open plan to utility area.

Utility



Space for washing machine, radiator, ceiling spotlights, vinyl tiled flooring, double glazed windows to side and rear, double glazed door leading to the garden.

First Floor Landing



Double glazed window to side, attic access, ceiling spotlights, airing cupboard with gas combination boiler.

Bedroom 1 11'10" x 9'4" (3.61 x 2.87)



Double glazed window to rear, radiator, built in double wardrobe.

Bedroom 2 10'8" x 9'4" (3.27 x 2.86)



Double glazed window to front, radiator, built in double wardrobe.

Bedroom 3 10'1" x 8'10" (3.09 x 2.70)



Double glazed window to rear, radiator, built in double wardrobe.

Bedroom 4 10'2" x 6'10" (3.12 x 2.10)



Double glazed window to front, radiator.

Bathroom



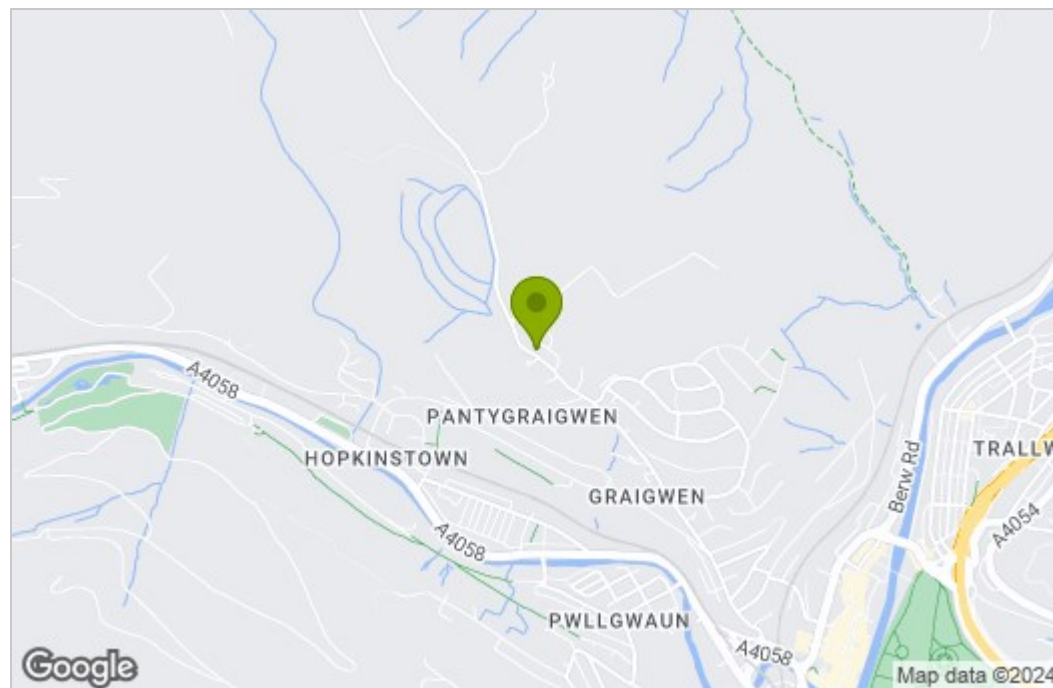
Modern three piece suite (2018) in white comprising panelled bath with mains shower, wc, wash hand basin, panelled walls, chrome heated towel rail, ceiling spotlights, double glazed window to side.

Outside



Open plan lawned front garden with driveway providing off road parking and giving access to single garage (with replacement roof and door)
Side access leads to a pleasant, sunny garden with paved and gravelled seating areas and pedestrian access out of the rear of the property within minutes of lovely countryside walks.

Area Map



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		59	78
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

22 Market Street, Pontypridd, CF37 2ST
Tel: 01443 404093 Email: pontypridd@hoskinsjohnson.co.uk www.hoskinsjohnson.co.uk