



Capella Princes Avenue, Caerphilly

£394,950 Freehold

pa black

Capella Princes Avenue, Caerphilly

Found in a sought after location of Caerphilly and within easy access to the town centre, train and bus station making the Cardiff city centre an easy commute, we are pleased to offer for sale this beautifully presented self build detached property offering spacious accommodation, en-suite, utility area and garage.

The accommodation briefly comprises: An impressive entrance hallway, spacious lounge, play room/study, fitted kitchen, utility are, w,c.

First floor: master bedroom with en-suite, four further bedrooms with fitted wardrobes, five piece bathroom suit..

Gardens to both front and rear. Brick paved drive to the front and side providing off road parking for several cars leading to the garage. Viewings are highly recommended to fully appreciate this property, its location and the accommodation on offer.



Entrance Hall

Entrance door with feature stained glazed Window to the front, double radiator, ceramic tiled flooring, decorative cornice style coving to ceiling with ceiling spotlights, feature staircase providing access to the first floor accommodation, double door to the lounge, door to:

Play Room/study

9' 3" into recess x 8' 4" (2.82m into recess x 2.54m)
Double glazed window to front, radiator, power point(s), ceiling spotlights.

Cloakroom

Walk in cloak area with ceramic tiled flooring, decorative original cornice style coving to ceiling with ceiling rose, floor mounted gas boiler, door to:

Wc

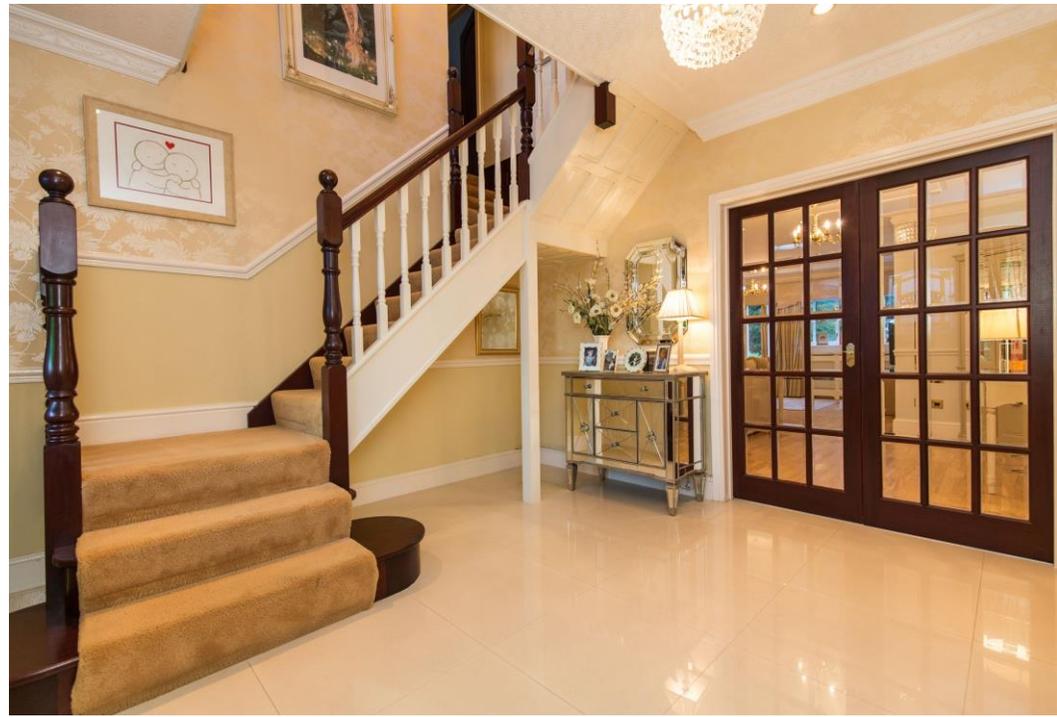
Obscure double glazed window to side, two piece suite comprising pedestal wash hand basin and close coupled WC with tiled splashbacks, radiator, ceramic tiled flooring, coving to ceiling with ceiling rose.

Utility Area

7' 4" x 6' 7" (2.24m x 2.01m)
Plumbing for automatic washing machine, space for tumble dryer, double glazed window to side, radiator, ceramic tiled flooring, power point(s), decorative cornice style coving to ceiling with ceiling rose, open plan to Fitted Kitchen, door to Storage cupboard.

Fitted Kitchen

.12' 2" x 11' 9" (3.71m x 3.58m)



Fitted with a matching range of base units with stone worktop space, 1+1/2 bowl sink unit with drainer and mixer tap, space for fridge/freezer, fitted electric oven, built-in four ring electric ceramic hob with extractor hood over, double glazed window to rear, radiator, ceramic tiled flooring, power point(s), decorative original cornice style coving to ceiling with ceiling rose and ceiling spotlights, stable door to side, door to:

Lounge/dining Room

24' 1" maximum x 22' 6" maximum (7.34m maximum x 6.86m maximum)

Impressive room with Window and double doors to the rear, feature coal effect gas fire with feature surround, two double radiators, laminate flooring, power point(s), coving to ceiling with ceiling rose.

Landing

Split level half galleried landing with double glazed window to front, radiator, power point(s), decorative cornice style coving to ceiling with ceiling rose and ceiling spotlights, door to walk in airing cupboard, door to:

Master Bedroom

14' 6" x 9' 8" into recess (4.42m x 2.95m into recess)

Double glazed window to front, double radiator, power point(s), decorative cornice style coving to ceiling with ceiling rose, two double wardrobes.

Ensuite Bathroom

Three piece suite comprising panelled bath with shower over and additional hand shower attachment, pedestal wash hand basin and close coupled WC with tiled surround, obscure double glazed window to side, radiator, ceramic tiled flooring, coving to ceiling with ceiling spotlights.

Bedroom Two

12' x 10' 2" maximum (3.66m x 3.10m maximum)

Double glazed window to rear, radiator, power point(s), coving to ceiling with ceiling rose, double wardrobe.

Bedroom Three

12' x 10' 1" maximum (3.66m x 3.07m maximum)

Double glazed window to rear, radiator, power point(s), decorative cornice style coving to ceiling with ceiling rose, double wardrobe.



Bedroom Four

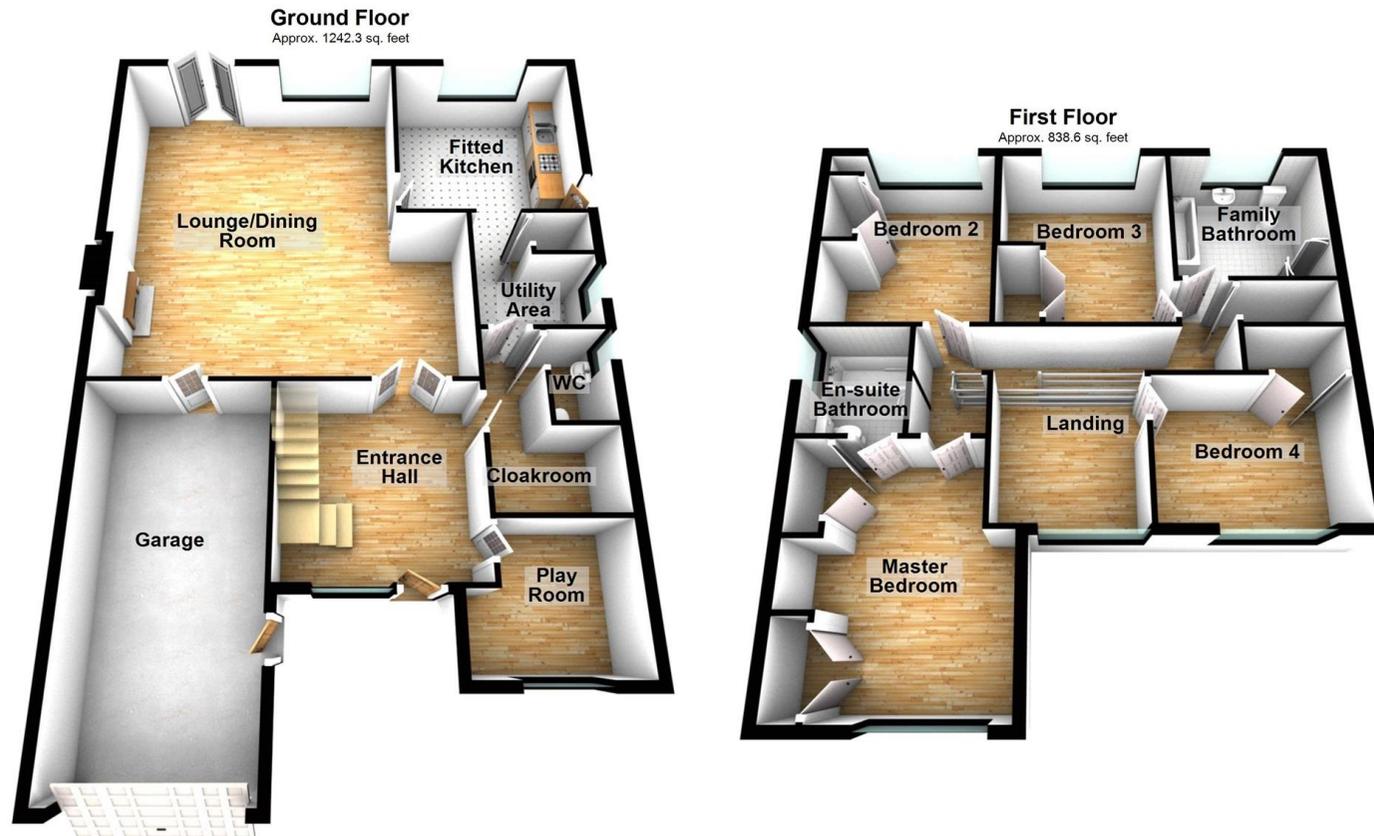
11' 2" x 8' 5" (3.40m x 2.57m)

Double glazed window to front, power point(s), coving to ceiling with ceiling rose, double wardrobe.

Family Bathroom

Four piece suite comprising panelled bath with hand shower attachment, pedestal wash hand basin, tiled shower cubicle with fitted shower, matching shower base and glass screen and close coupled WC with tiled surround, obscure double glazed window to rear, radiator, ceramic tiled flooring, decorative cornice style coving to ceiling with ceiling





Total area: approx. 2080.9 sq. feet
Princes ave, Caerphilly

6 The Twyn, CAERPHILLY, Mid Glamorgan, CF83 1JL

EPC Rating: D

Property Ref:CPY303116 - 0013



Note: While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. **Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

