



Rectory Close, Caerphilly, CF83 1EQ  
**£530,000**

**BRINSONS**

Eastgate Market Street, Caerphilly CF83 1NX

T: 02920 867711 E: caerphilly@brinsons.co.uk

BRINSONS

We have great pleasure in offering this fantastic spacious 4 double bedroom detached dormer bungalow hidden away in this extremely convenient location just a short distance from the heart of Caerphilly Town Centre, with its excellent range of local amenities. Train and bus stations are within a 5 minute walk.

Accommodation briefly comprises entrance hall, open plan living/dining/kitchen area, further sitting room, master bedroom suite and cloaks/WC/utility to the ground floor. 3 double bedrooms and large shower room to the first floor.

Further benefits of which there are too many to list including contemporary 'Charcoal' aluminium window frames with tinted double glazed units, triple zoned Worcester gas central heating system, skimmed walls and ceilings throughout and a mixture of carpet, ceramic tiled and quality oak effect flooring to remain.

The property is set on a large plot extending to some 150' x 45'. The gardens have been fully landscaped with the front mainly laid to lawn with raised patio. Long driveway to side with log cabin leading to private rear garden with lawn, raised decking area incorporating hot tub. External down lighting to eaves.

Internal viewing is highly recommended to appreciate the quality of this property.



### **Entrance Hall**

Entered from the front via charcoal effect aluminium double glazed door with tinted glass and matching side panel, set under covered porch, inviting hallway with solid oak doors to all ground floor rooms, carpeted stairs to first floor area, skimmed walls and ceiling, quality oak effect flooring, wall stat, 2 radiators.

### **Cloaks WC/Utility Room**

Comprising dual flush low level WC and pedestal wash hand basin in white, plumbed for automatic washing machine and space for tumble dryer, 'Worcester' wall mounted combination gas boiler, radiator, door to under stairs storage cupboard.

### **Open Plan Living Area 29'8" x 27'1" (9.04 x 8.26)**

'L' shaped room incorporating main lounge, dining area and fully fitted kitchen. This reception area covers the entire width of the property and incorporates a feature 'wall of tinted glass' with wide French doors opening onto decking, providing a feeling of space and openness. The lounge/dining area has oak effect flooring with under floor heating, log burner to one corner, skimmed walls and ceiling with inset spots, TV and telephone points, room stat. The dining area leads into the fully fitted kitchen comprising a range of wall and base units incorporating glass display cabinets, solid oak work surface with inset china sink, appliances to include eye level double oven, integrated dish washer and fridge freezer, tiled splash backs. There is a separate island unit with breakfast bar, base units and solid oak work surfaces incorporating induction hob with disguised extractor fan over, radiator, patio doors to side leading to continuation of decking.

### **Sitting Room 15'11" (4.85)**

Cosy reception room with tinted double glazed bay window to front, skimmed walls and ceiling, TV point, radiator, carpet as fitted. Wall mounted gas fire place.

### **Master Bedroom 13'10" x 12'8" (4.22 x 3.86)**

Spacious master bedroom, double glazed window to front, skimmed walls and ceiling, carpet as fitted, radiator, door to:

### **Ensuite 11'5" x 6'7" (3.48 x 2.01)**

Luxury bathroom suite in white comprising dual flush low level WC, His and Hers wash hand basins set in 'floating' vanity unit, large oval shaped bath with remote taps and 'Drench' shower over, fully tiled walls and flooring, chrome effect heated towel rail, inset spotlights to ceiling, extractor fan, double glazed window to side.

### **First Floor**

#### **Landing**

Approached via carpeted stairs, deep ledge to side with uplights, 2 x velux windows, solid oak doors to all first floor rooms, wall stat, airing cupboard housing pressurised hot water tank, carpet as fitted.

### **Bedroom Two 19'2" x 10'6" (5.84 x 3.20)**

Spacious double bedroom, aluminium French doors with tinted glass and matching side panels opening to 'Juliet' balcony which overlooks the rear garden towards church grounds, 2 radiators, carpet as fitted.

### **Bedroom Three 19'1" x 12'2" (5.82 x 3.71)**

Excellent double sized bedroom, natural light provided by 2 large velux windows, 2 radiators, skimmed walls and ceiling, spot lights, carpet as fitted, secret carpeted loft area reached via ladder with space for mattress and access to loft storage.

### **Bedroom Four 11'11" x 10'11" (3.63 x 3.33)**

Another double sized bedroom, velux window, skimmed walls and ceiling, radiator, carpet as fitted.

### **Shower Room**

Quality white suite comprising dual flush low level WC, His and Hers wash hand basins set in 'floating' vanity unit, large fully tiled walk in shower cubicle with chrome shower attachment, ceramic tiled flooring, chrome heated towel rail, velux window, shaver point, inset spot lights to ceiling.

### **Outside**

#### **Front Garden**

Entered from the front via 5 bar double opening gates leading to wide driveway providing generous off road parking. There is a contoured lawn with well stocked flower beds, access to side steps to raised front patio with down lighting allowing access to entrance door, pedestrian path to further gate with pathway continuing around side.

#### **Side Garden**

Log cabin (4m x 3m) with power and lighting, pebbled area behind steps up to raised decking offering access to kitchen and continuing to rear.

#### **Rear Garden**

Fully enclosed rear garden with a sunny South Easterly facing aspect, large lawned area with natural stone and timber fenced boundaries, raised decking area offering access to main living space. There is a 'wood burning' hot tub incorporated into the decked area which will remain. Down lighting to eaves helps create an excellent entertaining area.

#### **Tenure**

We have been advised by the vendor that this property is Freehold. The purchaser is advised to obtain verification from their solicitor or surveyor

#### **Council Tax**

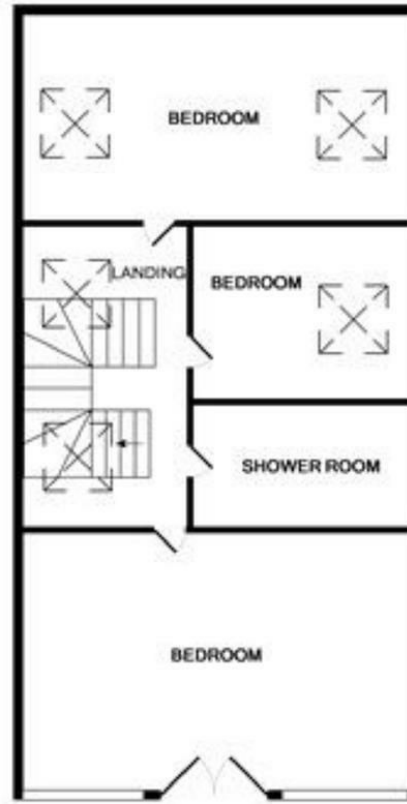
Band E.







GROUND FLOOR



1ST FLOOR



**BRINSONS**

Eastgate Market Street, Caerphilly CF83 1NX  
 T: 02920 867711  
 E: caerphilly@brinsons.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.