

Plot 40 Oak Grove  
Aberbargoed  
Bargoed  
CF81 9EF

£369,995



- NHBC ten year warranty
- Four Bedroom Detached Family Home
- Spacious living room with featured glazed panels
- Separate utility
- Kitchen/dining/dayroom area with french doors
- Landscaped Gardens
- Off Road Parking
- Single Garage
- Viewing's Highly Recommended
- Call Our Team To Arrange An Appointment

**Ref: PRA10615**

Viewing Instructions: Strictly By Appointment Only



## General Description

\* NEW BUILD FAMILY HOME \* Situated in the sought-after Bedwellty Field site in Aberbargoed, the Llanmaes design by Llanmoor Homes features a STUNNING Glass wall to the lounge, kitchen/diner 4 double bedrooms an ensuite and main bathroom. Many Extra items included light fittings, curtains and blinds, dishwasher and washing machine and Alarm system. With additional benefits including landscaped gardens, off road parking and single garage. Positioned near amenities, schools and transportation links, this residence offers a stylish and practical living environment. Contact our team today to schedule a viewing 01656 750764. Furniture packages are available for purchase, enhancing the appeal of this property.

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## Accommodation

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### Entrance

Enter via composite door to impressive hallway, comprising plain ceiling, papered walls, carpet flooring, understairs storage cupboard, stairs to first floor, doors leading to all ground floor rooms.



### Lounge (15' 10" Min x 11' 01" Max) or (4.83m Min x 3.38m Max)

UPVC double glazed bay window to front aspect, plain ceiling, papered walls, carpet flooring, radiator, feature glazed walls allowing a light and airing space.



### Kitchen/ Diner (25' 02" x 9' 08" ) or (7.67m x 2.95m)

Kitchen - Two UPVC double glazed window to rear aspect, matching high gloss wall and base units with complementary work surface and upstands, stainless steel sink/drainer. Integrated appliances include dishwasher, fridge/freezer, double oven, hob and extractor. Plain ceiling, plain walls, LVT flooring, arch to utility room. Dining Area - UPVC double glazed French doors leading to rear garden, feature wall, carpet flooring, radiator.



### Cloakroom/w.c

Plain ceiling, plain walls with feature wall and tiled splashback, LVT flooring, low level WC, wash hand basin, radiator.

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## Landing

UPVC double glazed picture window to side aspect, plain ceiling, access to loft, papered walls, carpet flooring, airing cupboard, doors leading to all first floor rooms.



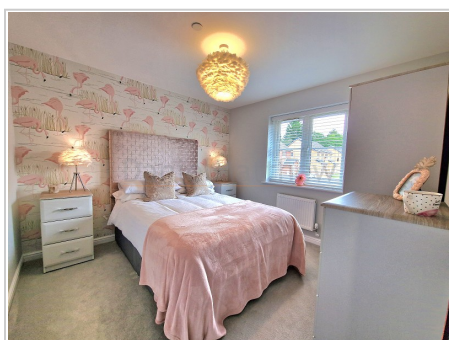
**Master Bedroom (15' 01" x 9' 09"Max Max) or (4.60m x 2.97m Max)**

UPVC double glazed window to front aspect, plain ceiling, plain walls with feature wall, carpet flooring, radiator, door leading to ensuite.



**En Suite (7' 06" x 5' 03") or (2.29m x 1.60m)**

UPVC double glaze obscured window to side aspect, plain ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, enclosed shower with over head shower, LVT flooring, radiator.



**Bedroom Two (10' 11" x 8' 00"Min Min) or (3.33m x 2.44m Min)**

UPVC double glazed window to rear aspect, plain ceiling, plain walls with feature wall, carpet flooring, radiator.



**Bedroom Three (9' 11" x 9' 08" ) or (3.02m x 2.95m)**

UPVC double glazed window to rear aspect, plain ceiling, plain walls with feature wall, carpet flooring, radiator.



**Bedroom Four (9' 10" x 8' 11" ) or (3.00m x 2.72m)**

UPVC double glazed window to front aspect, plain ceiling, plain walls with feature wall, carpet flooring, radiator.



## Bathroom

UPVC double glazed obscured window to rear aspect, plain ceiling, plain walls with tiled splashback, panelled bath, pedestal wash hand basin, low level WC, LVT flooring, radiator.

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## Outside

Front - Steps leading to property, established plants and shrubbery.

Rear - Wall boundaries, laid to lawn, patio area, mature shrubbery, side gate leading to driveway.

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## Garage

Currently occupied as the showroom office with cloakroom. Will be convert back to single garage on completion.

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## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

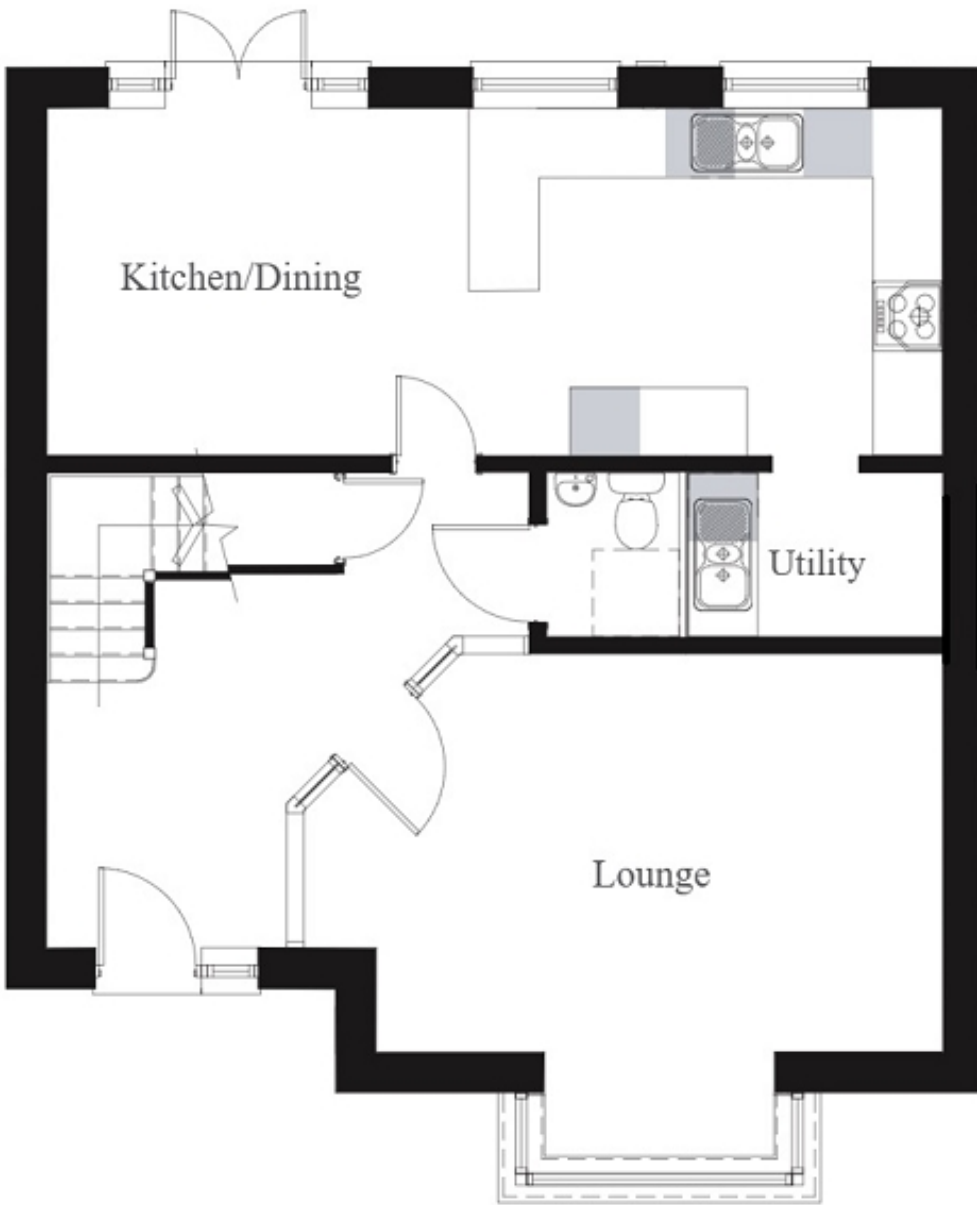
We are informed that the tenure is Freehold

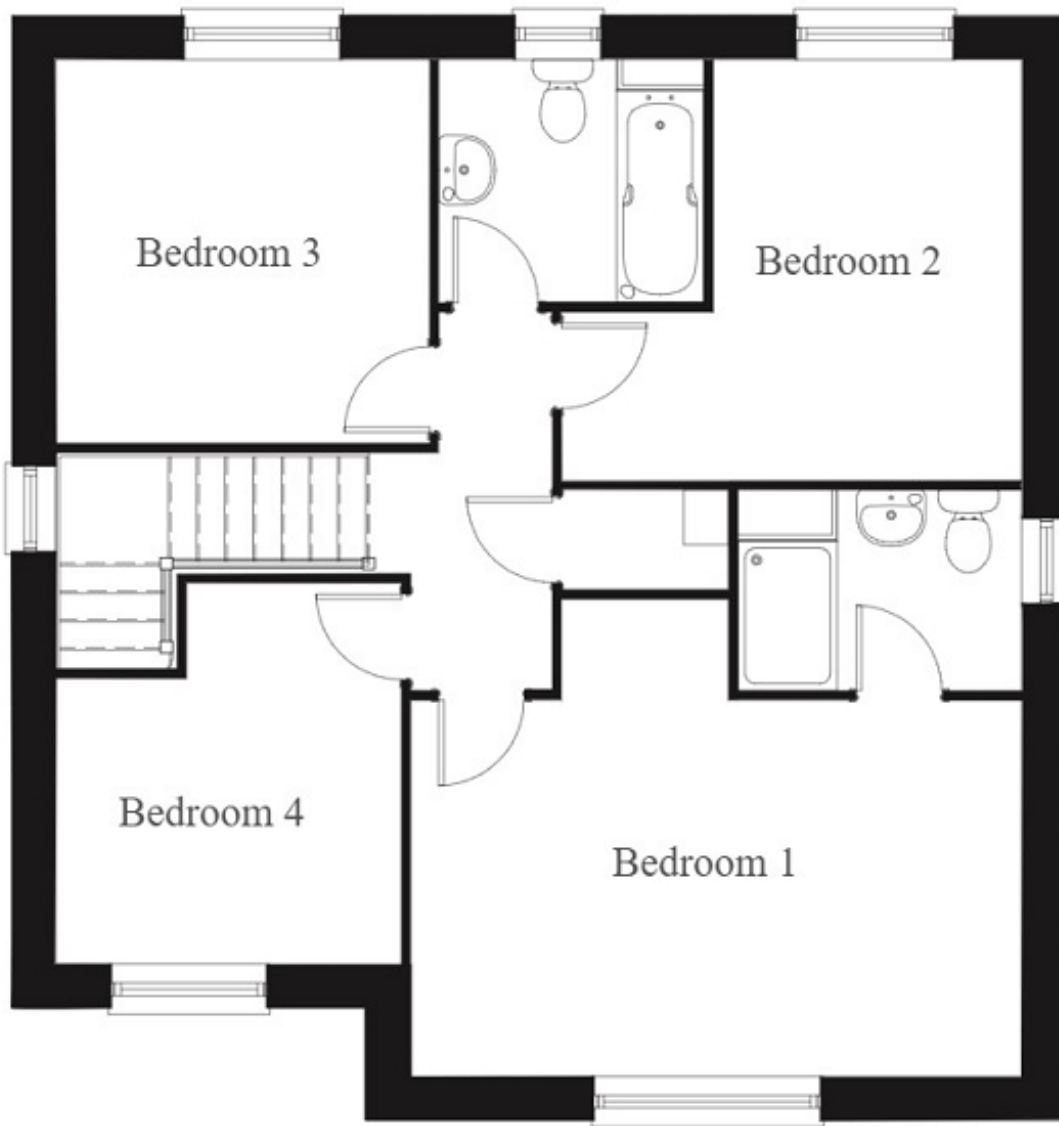
## Council Tax

Band E

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*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*