

Plot 41 Oak Grove  
Aberbargoed  
Bargoed  
CF81 9EF

£319,995



- NHBC ten year warranty
- Three Bedroom Detached
- Spacious kitchen/dining area with french doors to rear garden
- Downstairs cloakroom
- Detached garage
- En suite to Master Bedroom
- Off Road Parking
- Recently Turfed Garden
- Energy efficient heating systems
- Call To Arrange An Appointment

**Ref: PRA10616**

Viewing Instructions: Strictly By Appointment Only



## General Description

The Ferndale, a charming three-bedroom detached family home with a garage, situated in the popular community of Bedwellty Fields in Aberbargoed.

Step inside this inviting property to discover a warm and welcoming atmosphere. The spacious layout includes three well-appointed bedrooms, providing ample space for any growing household.

The property features a modern kitchen /diner designed for both functionality and style, perfect for entertaining. A good size lounge to the front of the property has lovely views over the green.

A stylish and functional family bathroom and En- suite caters to the needs of the whole family, while the outdoor space provides a perfect addition to the home.

Don't miss the opportunity to make The Ferndale your new family home. Contact us today to schedule a viewing and experience the charm and comfort that this property has to offer.

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## Accommodation

### Entrance

Enter via composite door to hallway, comprising plain ceiling, plain walls, LVT flooring, storage cupboard, stairs to first floor, door to ground floor rooms.



Cloakroom/w.c (5' 04" x 3' 0") or (1.63m x 0.91m)

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



Lounge (17' 06" x 10' 11") or (5.33m x 3.33m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, two radiators.



Kitchen/ Diner (21' 01" Max x 14' 11" Max) or (6.43m Max x 4.55m Max)

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to rear garden. Matching wall and base units with complementary work surface and upstands, stainless steel sink/drainer, space for washing machine or dishwasher, space for tumble dryer, integrated hob and oven. Plain ceiling, plain walls, LVT flooring, radiator, storage cupboard.



## Landing

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

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### Master Bedroom (12' 04" x 10' 11" ) or (3.76m x 3.33m)

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

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### En Suite (9' 09" x 5' 04" ) or (2.97m x 1.63m)

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, enclosed shower cubicle, radiator, storage cupboard, LVT flooring.

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### Bedroom Two (12' 07" x 8' 02" ) or (3.84m x 2.49m)

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

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### Bedroom Three (14' 04" x 8' 02" ) or (4.37m x 2.49m)

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

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### Bathroom (7' 00" x 6' 00" ) or (2.13m x 1.83m)

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

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## Outside

Front - Steps leading to property, established shrubbery, off road parking, gate leading to rear garden.

Rear - Fenced boundaries, laid to lawn, patio area.

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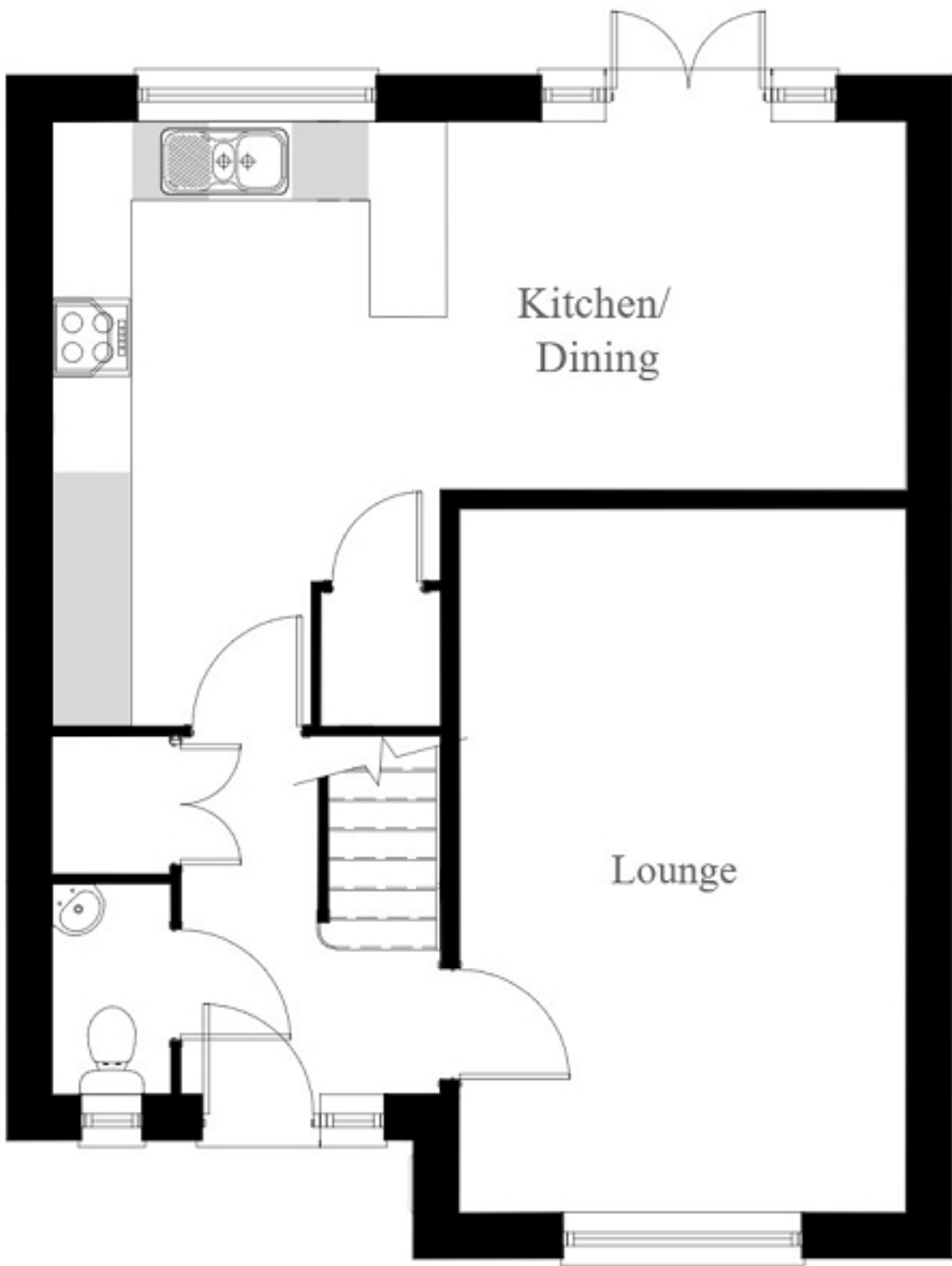
## Services

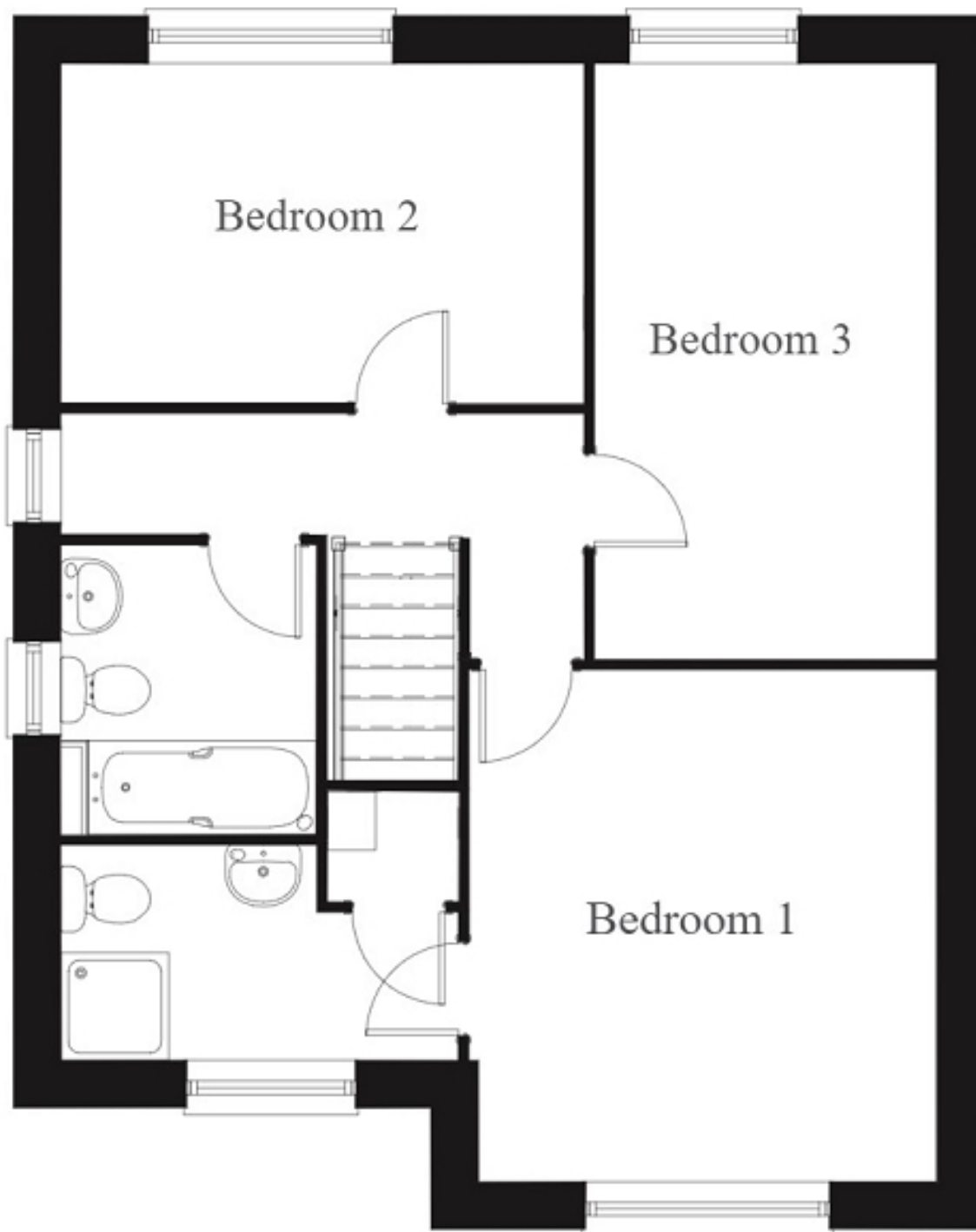
Mains electricity, mains water, mains gas, mains drainage

## Tenure

We are informed that the tenure is Freehold







*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.*