

Plot 101 Oak Grove  
Aberbargoed  
Bargoed  
CF81 9EF

£334,995



- NHBC 10 year Warranty
- Four Bedroom Detached Family Home
- Lounge with French Doors Leading To Rear Garden
- Spacious Kitchen/Breakfast Area
- Downstairs Cloakroom
- Master Bedroom With En-Suite
- Single Garage
- Viewing's Highly Recommended
- Call Our Team To Arrange An Appointment

Ref: PRA10620

Viewing Instructions: Strictly By Appointment Only



## General Description

\* NEW BUILD FAMILY HOME \* Situated in the sought-after Bedwellty Field site in Aberbargoed, the Mulberry design by Llanmoor Homes features kitchen/breakfast area with separate dining room. Master bedroom with ensuite and a further three bedrooms, family bathroom. Many Extra items include integrated double oven, hob with extractor fan. With additional benefits including, off road parking and single detached 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.

---

## Accommodation

---

### Entrance

Enter via composite door plain walls, stairs to first floor, doors leading to all ground floor rooms.



Lounge (10' 03" Max x 17' 07" Max) or (3.12m Max x 5.36m Max)

Plain walls and plain ceilings, UPVC window to front aspect, UPVC French doors to rear aspect leading to garden, radiator.



Kitchen/ Breakfast Room (15' 0" Max x 15' 06" Max) or (4.57m Max x 4.72m Max)

Two UPVC double glazed window to side aspect, UPVC double glazed French doors leading to garden, wall and base units with complementary work surface and upstands, stainless steel sink/drainage. Integrated appliances include double oven, hob and extractor, plumbing for washing machine and dishwasher, space for fridge/freezer. Plain ceiling, plain walls, LVT flooring, radiator.



Dining Area (9' 01" Max x 10' 10" Max) or (2.77m Max x 3.30m Max)

UPVC double glazed window to front and side aspect, plain ceiling, plain walls, radiator.



Cloakroom/w.c (5' 07" Max x 3' 0" Max) or (1.70m Max x 0.91m Max)

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

## Landing

UPVC double glazed window to rear aspect, plain ceiling, access to loft, plain walls, airing cupboard, doors leading to all first floor rooms.

---



**Master Bedroom (15' 0" Max x 10' 06" Max) or (4.57m Max x 3.20m Max)**

UPVC double glazed window to rear and side aspect, plain ceiling, plain walls, radiator, door leading to ensuite.

---



**En Suite (6' 09" Max x 3' 09" Max) or (2.06m Max x 1.14m Max)**

UPVC double glazed obscured window to front 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 (14' 06" Max x 8' 09" Max) or (4.42m Max x 2.67m Max)**

UPVC double glazed window to front and side aspect, plain ceiling, plain walls, radiator.

---



**Bedroom Three (12' 03" Max x 10' 07" Max) or (3.73m Max x 3.23m Max)**

UPVC double glazed window to front aspect, plain ceiling, plain walls, radiator.

---



**Bedroom Four (7' 04" Max x 6' 09" Max) or (2.24m Max x 2.06m Max)**

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

---





**Bathroom (5' 06" Max x 6' 09" Max) or (1.68m Max x 2.06m Max)**

Plain ceiling, plain walls with tiled splashback, panelled bath, pedestal wash hand basin, low level WC, LVT flooring, radiator.

---



## Outside

Front - Laid to lawn, steps leading to property, established plants and shrubbery

Rear - Wall boundaries, laid to lawn, with patio area, side gate access.

---

## Garage

Single detached garage with up and over door

---

## Services

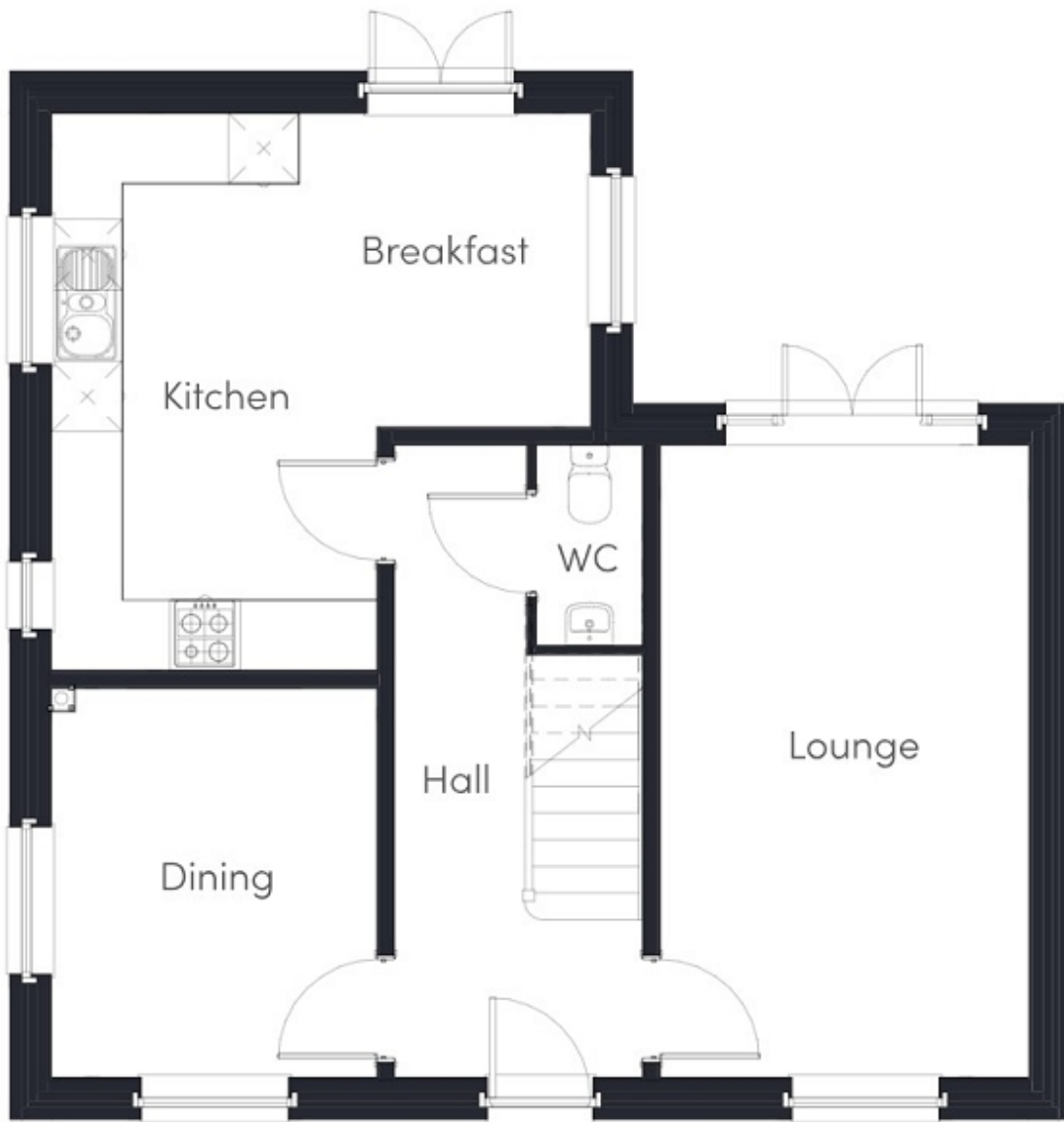
Mains electricity, mains water, mains gas, mains drainage

## 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.*