

Features

- Modernised Three Double Bedroom Semi Detached
- Off Road Parking for Two Cars
- Double Bay Fronted with Sash Bay Windows
- Stunning Far reaching Views
- Spacious Lounge with Multi Fuel Burner
- Stunning Open Plan Fitted Kitchen
- Concrete Utility Room



£280,000

Treloar, Aberbeeg, NP13 2BX

Walker and Lewis are pleased to offer for sale this stunning double bay fronted semi detached home in Aberbeeg. Positioned on an elevated street offering breath taking views. The small village of Aberbeeg, Caerphilly Council a quiet and quaint village, overlooking the beautiful Welsh hills. The property has been fully modernised to a very high standard throughout and offers open plan living/kitchen accommodation, plus three double bedrooms and a ground floor bathroom, plus utility room. With gardens to the front and a peaceful secluded rear garden plus parking. This exceptional property offers high standard finishes, and would suit a growing family. Internal

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 **Walker & Lewis**
ESTATE AGENTS



OPEN PLAN LOUNGE/DINING ROOM

23'6" x 11'6" (7.17m x 3.50m)

Solid wood door to room, Two double glazed sash bay windows to the front. Log/multi fuel fire, feature radiators, solid wood flooring, open onto kitchen

KITCHEN

15'8" x 11'1" (4.78m x 3.37m)

A fully fitted kitchen with wall and base units, sink, electric hob and oven, solid wood flooring, integrated dishwasher. feature stairs to first floor, window to utility room, access to bathroom.

BATHROOM

Oval free standing bath, double family shower cubicle, feature oval sink, Low level wc, window to rear

UTILITY ROOM

Window and door to rear garden, plumbing for washing machine.

LANDING

Access to all bedrooms, Solid wood flooring.

BEDROOM 1

14'2" x 11'9" (4.32m x 3.57m)

Two double glazed sash windows to the front , walk in dressing room

BEDROOM 2

11'2" x 10'1" (3.41m x 3.08m)

Double glazed sash window to front , built in storage cupboard

BEDROOM 3

14'11" x 7'1" (4.54m x 2.16m)

Window to rear garden, built in over stair storage

FRONT GARDEN

Gated access to front garden , laid to stone, various trees and shrubs

REAR GARDEN

Steps up to patio area various trees and shrubs, large out building

DRIVEWAY PARKING

Parking for 2 cars

Floorplan

EPC

