



## Lewis Avenue, Offers in excess of £420,000

- Five Bedroom Detached Home with No On Going Chain
- Double Garage
- Two En Suites
- Large Open Plan Kitchen/Breakfast Room
- Three Reception Rooms
- EPC Rating: C



 5  4  3





## About the property

\*Sold with no on-going chain\* A five bedroom executive detached, modern home, situated in Cwmllynfell where viewing comes highly recommended. This home has an array of benefits including; a double garage, two reception rooms AND a conservatory, an open plan kitchen/breakfast room along with well-proportioned bedrooms, a family bathroom and two en-suites!

The accommodation briefly comprises; Entrance hall, two reception rooms, kitchen/breakfast room, utility room, w.c, conservatory to the ground floor. To the first floor there is the principle bedroom, with en suite, two further bedrooms and a family bathroom. To the second floor there are a further two bedrooms, one of which features another en suite. To the front of the home there is a good sized driveway accessed via double electric gates, with ample room for parking, which leads to a double garage, side access then to the rear garden. The rear garden is mainly laid with a patio area, along with an artificial grass section for low maintenance. The property further benefits from a summer house the summer house has laminate flooring and the vendors are happy to leave it as it is so it would include corner sofa, TV and bar.

## Accommodation

**Entrance Hall-** Laminate flooring, built in storage cupboard, seating area with storage for shoes and coats.

**Kitchen/breakfast Room-** 22' 10" x 17' 4" max ( 6.96m x 5.28m max )

Fitted with a matching range of base and wall units with worktop space over, along with a breakfast bar. Integrated sink with boiler tap, integrated dishwasher, double oven, 5 ring induction hob and spotlights to the ceiling. Glass cooker hood and splash back, microwave and coffee machine. Also an American style fridge freezer. Laminate flooring with under floor heating. Upvc double glazed window to rear and French doors to the garden.

**Utility Room-** 7' 1" x 10' 11" ( 2.16m x 3.33m )

Upvc double glazed window to side. Vinyl flooring, built in base units with worktop over, stainless steel sink with mixer tap and space for washing machine and tumble dryer.

**W.C-** Fitted with two piece suite comprising; wash hand basin and w.c. Upvc double glazed window to side, laminate flooring.

**Living Room-** 17' x 12' 1" ( 5.18m x 3.68m )

Double doors leading from Kitchen/Diner. Fitted carpet and coving to the ceiling.





**Lounge-** 11' 8" x 12' ( 3.56m x 3.66m )

Upvc double glazed window to front, fitted carpet.

**Conservatory-** Fitted carpet, with under floor heating.

Upvc double glazed French doors to rear.

**First Floor**

**Bedroom One-** 18' x 12' ( 5.49m x 3.66m )

Upvc double glazed window to front, fitted carpet. Two built in wardrobes.

**En Suite-** Fitted with a three piece suite comprising was hand basin, Jacuzzi bath with built in TV and a walk in shower and w.c. Upvc double glazed window to rear. Laminate flooring. Respatex walls and motion censored spotlights to the plinth.

**Bedroom Four-** 13' x 11' ( 3.96m x 3.35m )

Upvc double glazed window to rear, fitted carpet.

**Bedroom Five-** 12' x 11' ( 3.66m x 3.35m )

Upvc double glazed window, fitted carpet.

**Family Bathroom-** Fitted with a four piece suite comprising was hand basin with mixer tap, wc, shower enclosure and bath with mixer taps and hand shower attachment. Upvc double glazed window to rear. Vinyl flooring. Part wall tiles and part respatex walls.

**Second Floor**

**Bedroom Two-** 14' x 12' 1" ( 4.27m x 3.68m )

Skylight window to rear, Radiator, Fitted carpet

**En Suite-** Fitted with a three piece suite comprising was hand basin, w.c and bath. Laminate flooring and tiled wall.

**Bedroom Three-** 14' 10" x 14' ( 4.52m x 4.27m )

Upvc double glazed window to side, Skylight windows to front and rear offering mountain and countryside views, fitted carpet.

**Outside-** To the front of the home there is a good sized driveway accessed via double electric gates, with ample room for parking, which leads to a double garage, side access then to the rear garden. The south facing rear garden is mainly laid with a sandstone patio area, along with an artificial grass section for low maintenance. The property further benefits from a summer house the summer house has laminate flooring and the vendors are happy to leave it as it is so it would include corner sofa, TV and bar.

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## Floorplan



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