



## St. James Close, offers over £245,000

- Council Tax - Band C
- Extended Semi Detached Home
- Four/Five Bedrooms
- Driveway With Off Road Parking For Two Vehicles Comfortably
- Master En Suite
- Beautiful Countryside Views
- EPC Rating: D



 5  1  2





## About the property

This delightful property has excellent accommodation over two floors and has an extremely welcoming feel as you enter the bright and spacious ground floor.

The reception rooms are very well-proportioned, and the property's kitchen serves as an appealing focal point. It offers a semi open-plan design, modern appliances, a handy utility room, and a dedicated dining space. Natural light floods the room, enhancing its welcoming atmosphere. There's also an additional reception room, that's currently used as a bedroom.

The first floor there is a further family bathroom, plus four bedrooms. There are large windows that provide a captivating garden view, creating a serene environment that is perfect for relaxation.

This home is also within easy access to major road links and train stations of Ystrad Mynach and Hengoed. Ysbyty Fawr Hospital is located a few minutes' drive away, with the option of Welsh and English medium schools close by.

Parc Penallta is one of the popular green open spaces that are within close proximity, with gorgeous country walks, hikes and trails.

## Accommodation

### Entrance Hallway

**Living Room** 22' 9" x 17' ( 6.93m x 5.18m )

**Kitchen** 9' 8" x 7' 2" ( 2.95m x 2.18m )

**Bedroom Two/Reception** 10' 4" x 9' 1" ( 3.15m x 2.77m )  
French doors with access to the garden.

### Utility Room First Floor

**Bedroom One** 9' 5" x 9' 1" ( 2.87m x 2.77m )

Master bedroom with en suite, window aspect to the front.

**Bedroom Three** 9' 5" x 9' 1" ( 2.87m x 2.77m )

Dual window to the back and side, complete with lovely views.

**Bedroom Four** 12' 1" x 9' 1" ( 3.68m x 2.77m )

Double bedroom, window to the rear.

**Bedroom Five** 12' 7" x 9' 5" ( 3.84m x 2.87m )

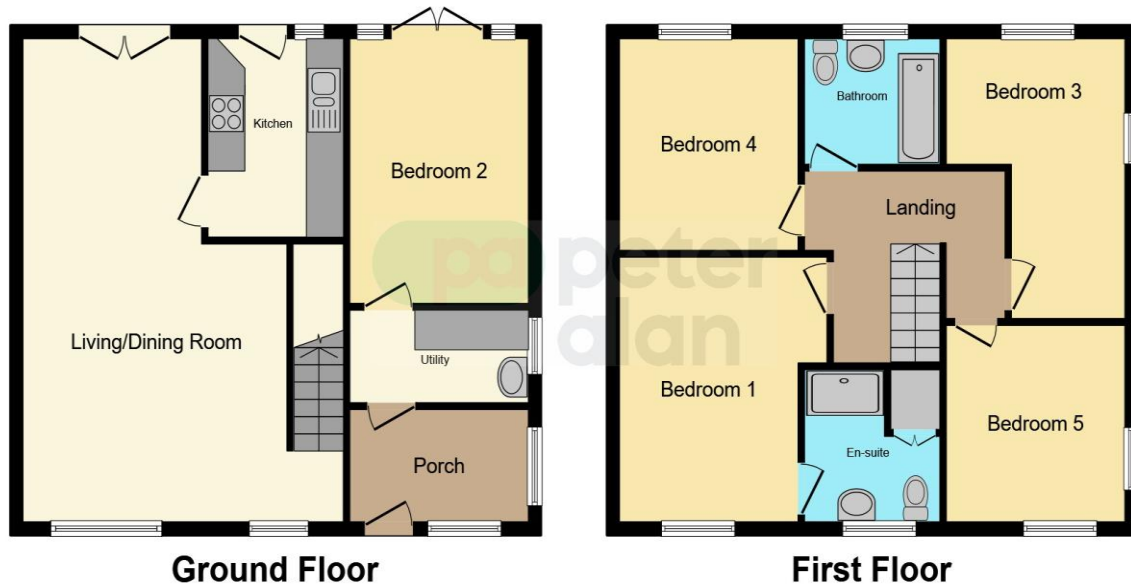
Double bedroom, with dual aspect windows with lovely views.



#### Agents Note:-

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

## Floorplan



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