

# Meadow View, Ystrad Mynach

Brinsons  
New  
Homes



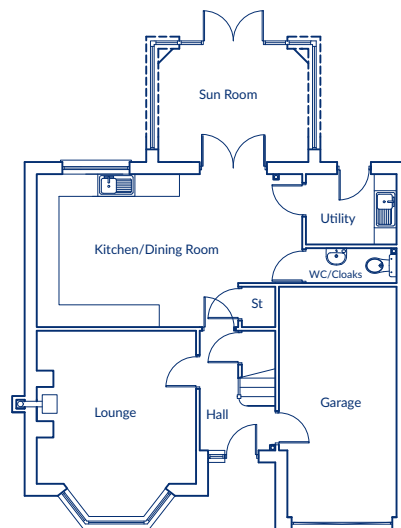
A bespoke and unique  
development of 5 detached homes

Price £385,000

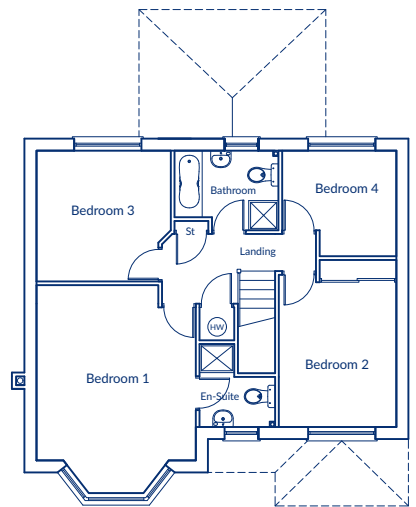
Available 3, 4, 5, 8, 9

Net Sales Area:

1687 square feet



Ground Floor



First Floor

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# Meadow View Ystrad Mynach

## Accommodation

### Entrance Hall

Entered via Composite panelled door to inset entrance lobby with tiled floor. Skimmed walls and skimmed ceiling. Inset LED chrome spot lighting. Understairs fitted storage cupboard. Coving. Staircase leading to first floor landing. Doorway through to;

### Lounge 16'1 x 13'8

UPVC double glazed bay fronted picture window to front. Graphite multi-fuel nset log burner. Oak laid flooring. Skimmed walls and skimmed ceiling with coving. Inset spot lighting.

### Kitchen/Living/Dining Room 23' max x 13'1

Fitted kitchen by Sigma 3 comprising range of wall and base units in Lumina Light Grey Gloss and Madoc Mayfield Oak Mix set under and over black quartz worktops. Further benefits include inset china Belfast sink and drainer, eyeliner single oven and compact microwave oven (oven cooking and microwave functions), inclusive white goods including dishwasher and washing machine set behind décor panel, integrated fridge/freezer, gas five ring hob and LED plinth lighting. UPVC double glazed picture window looking out over rear. Tiled splash backs. Skimmed walls and skimmed ceiling. Tiled flooring. Coving. Double doors open out to;



### Sun Room 13'1 x 12'

UPVC construction with range of UPVC double glaze windows set on a dwarf wall with UPVC double glazed patio doors opening out to rear. Skimmed ceiling with LED spot lighting. Tiled flooring.

### Utility Room 7'9 x 6'2

Further range of matching wall and base units with inset sink and drainer. UPVC half glazed door opening out to rear. Skimmed walls and skimmed ceiling. Tiled splash backs. Tiled flooring.

### Cloaks/WC 8'2 x 3'2

White two-piece suite comprising low level dual flush WC and pedestal wash hand basin with underset vanity unit. Skimmed walls and skimmed ceiling. Inset LED spot lighting. Tiled flooring.

### Garage 20'7 x 9'8

Access from front driveway via aluminium up and over door. Space for single garage as well as vast amounts of storage. Offering power and light.

## First Floor

### Landing

Access via open single tread staircase from entrance hall to open landing. Fitted carpet. Skimmed walls and ceiling. Airing cupboard housing hot water tank and second storage cupboard.

### Master Bedroom 18' x 13'8

UPVC double glazed bay fronted picture window to front. Skimmed walls and skimmed ceiling. Inset chrome spot lighting. Fitted carpets. Door opening into;

### Master En-Suite 6'6 x 4'5

Inset quadrant shower cubicle with integrated power shower and shower head attachment, low level dual flush WC and pedestal wash hand basin with underset vanity unit. Tiled walls and splash backs. Skimmed walls and splash backs. Skimmed ceiling with inset spot lighting. Tiled flooring. Heated towel rail. UPVC double glazed opaque window overlooking front.

### Bedroom Two 12'5 x 9'8

UPVC double glazed window to front. Skimmed walls and skimmed ceiling. LED chrome spot lighting. Fitted carpet. Built in floor to ceiling wardrobe.

### Bedroom Three 12'8 x 11'4

UPVC double glazed window to rear. Skimmed walls and skimmed ceiling. LED chrome spot lighting. Fitted carpet.

### Bedroom Four 14'1 x 8'9

UPVC double glazed picture window to rear. Skimmed walls and skimmed ceiling. LED chrome spot lighting. Fitted carpet.

## Bathroom

Four-piece suite in white comprising corner quadrant shower cubicle with integrated shower and shower head attachment, panelled bath with chrome mixer tap, low level dual flush WC and pedestal wash hand basin with underset vanity unit. UPVC double glazed opaque window to rear. Skimmed walls and skimmed ceiling. Tiled splash backs. LED chrome spot lighting. Tiled flooring. Chrome heated towel rail.

## Outside

### Front Garden

Set back from the road via a resin laid driveway with a small parcel of lawn offering privacy to front. Pathway leads to inset storm porch offering access to front door with gated access to side.

### Rear Garden

Sizeable, secluded and private via feather edge boundaries with laid turf and partial patio.

## Tenure

We are advised the property is freehold, however we advise you seek clarification of this from your registered conveyancer/solicitor.

## Council Tax

To be confirmed.

## EPC

To be confirmed when complete.

## Disclaimer

Both CGI and plans are potentially subject to change - these will be amended where noted, however, Brinsons reserve the right for the property to alter in any way. Our details are an accurate representation of the current plans for the development.

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