



‘Woodlands Barn’, Pandy Road,
Llanbradach, Caerphilly, Mid Glamorgan, CF83 3DY
Guide Price £399,950 Freehold

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DESCRIPTION

A very well presented detached barn conversion set in a rural location set with approximately 1/4 acres. The property comprises entrance porch, entrance hall, cloakroom, kitchen/dining room, study/bedroom 4 and living room. Master bedroom with en-suite, two further bedrooms and family bathroom to first floor. To the front there is parking for up to 4 cars. To the rear there is a paved patio and area to lawn. The property benefits from rural views across and down the valley. EPC - F.

DIRECTIONS

From A470 take turning for Caerphilly onto Caerphilly Road, follow A468 Caerphilly ring road for approximately three miles. Follow A468 signposted Newport/Bedwas. Opposite Bedwas RFC, take left hand turn on to Bedwas House Industrial Estate onto Greenway approximately ½ mile turn right staying on Greenway. First exit at roundabout on to Pandy Road, stay on Pandy Road for approximately 1 mile. The property is on your righthand side.

ACCOMMODATION

ENTRANCE PORCH

An enclosed entrance porch entered via a solid oak door with glazed panel, traditional flag stone floor, half tiled walls and radiator.

ENTRANCE HALL

Entered via a solid wood door with decorative glazed panels, traditional flag stone floor, dado rail with wooden panelling below. Stairs to first floor, under stairs cupboard, exposed roof beams and radiator.

KITCHEN/DINING ROOM 16' 11" x 12' 4" (5.17m x 3.77m)

Fitted floor and wall units comprising cupboards and drawers, solid wood worktop with Belfast sink with tiled splash back. Large range cooker with 4-burner hob, double oven and grill, cooker hood over, space and plumbing for washing machine, space for fridge/freezer. traditional flag stone floor, two double-glazed windows to front and double-glazed window to rear, dado rail with wood panelling below, exposed roof beams and radiator.

HALLWAY

Stripped wooden flooring, double-glazed arrow slit window to rear, dado rail, exposed roof beams and radiator.

STUDY/BEDROOM 4 10' 4" x 7' 10" (3.17m x 2.41m)

Stripped wood flooring, double-glazed window to front, dado rail, exposed roof beams and radiator.

LIVING ROOM 16' 9" x 16' 1" (5.12m x 4.91m)

A spacious living room with exposed stone fireplace with log burner, stripped wood flooring, dado rail, exposed roof beams, double-glazed French doors with glazed side panel to rear patio and garden. Double-glazed window to front and rear with countryside views. Radiator.

CLOAKROOM

A white suite comprising low-level WC, wash hand basin, traditional flag stone flooring, half tiled floor and obscured double-glazed window to front.



FIRST FLOOR

LANDING

'Velux' window to rear, part wood stripped flooring/part fitted carpet, large range of deep built-in wardrobes, dado rail exposed roof beams and radiator.

BEDROOM ONE 16' 11" x 13' 10" (5.18m x 4.24m)

Stripped wood flooring, range of built-in wardrobes, dado rail, exposed roof beams, double-glazed window to side with uninterrupted rural views over the valley and radiator. The bedroom open to:

ENSUITE 6' 6" x 5' 6" (1.99m x 1.69m)

A modern white suite comprising large walk-in shower cubicle with glazed shower screen, low-level WC, wash hand basin set within vanity unit with cupboards under, 'Velux' window to rear and wood effect flooring.

BEDROOM TWO 17' 8" x 14' 2" (5.40m x 4.32m)

Stripped wood flooring, range of built-in wardrobes, dado rail, two double-glazed windows to side and 'Velux' window to side, exposed roof beams, attic access and radiator. Airing cupboard with 'Worcester' combination boiler.

BEDROOM THREE 6' 8" x 9' 6" (2.05m x 2.91m)

Stripped wood flooring, range of built-in wardrobes, exposed roof beams, 'Velux' window to rear and radiator.

BATHROOM 6' 6" x 9' 8" (1.99m x 2.95m)

A white suite comprising panelled bath with shower over with glazed shower screen, low-level WC, wash hand basin set within vanity unit with cupboards under, heated chrome towel rail, wood effect laminated flooring, tiled wall, 'Velux' roof light to front. inset ceiling spot lights and exposed beams.

OUTSIDE

Front

A private tarmacadam driveway providing parking for up to 4 cars, a landscaped rockery garden with mature flowers and shrubs. A solid shed a footpath to side leading to rear garden.

Rear

A enclosed rear garden mainly laid to lawn with paved patio and raised decked platform, rockery with mature shrubs and flowers. Views over the surrounding countryside.

SERVICES

Mains water is connected to the property. There is waste water treatment unit. LPG gas for the central heating and hot water boiler.

COUNCIL TAX

We have been verbally informed by Caerphilly County Council that the property is with Band F.

MEASUREMENTS

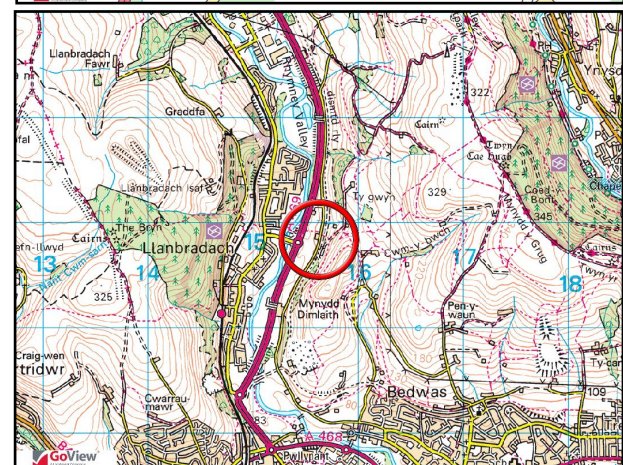
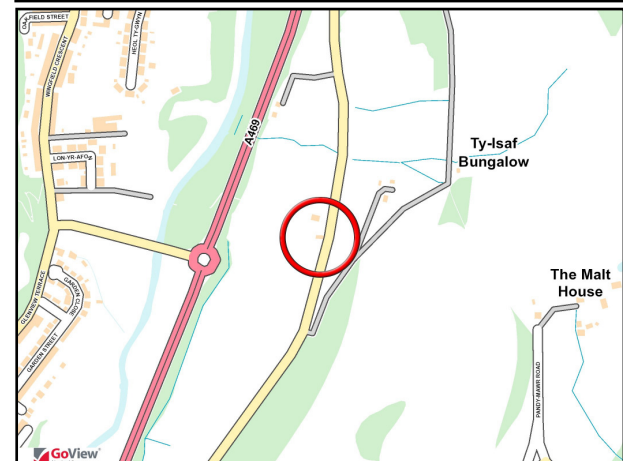
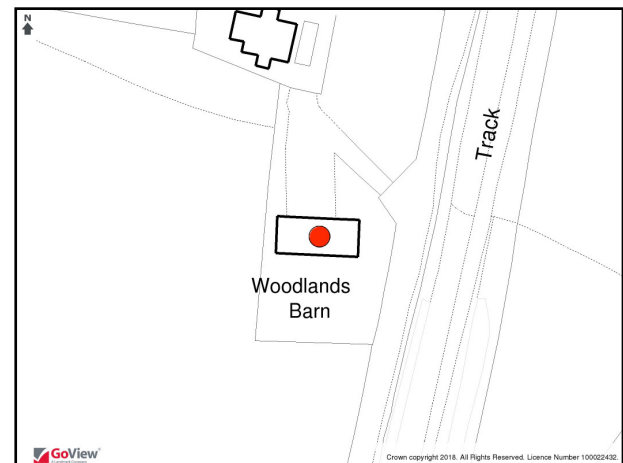
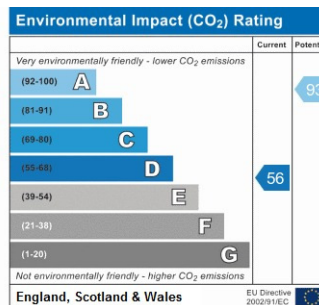
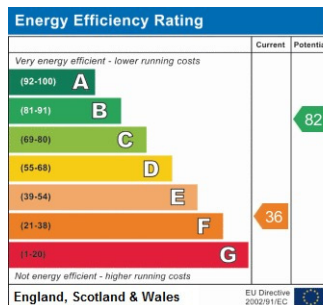
All measurements have been taken by sonic tape and are approximate and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the Energy Performance Certificate is available on request.

PROCEEDS OF CRIME ACT 2002

Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.



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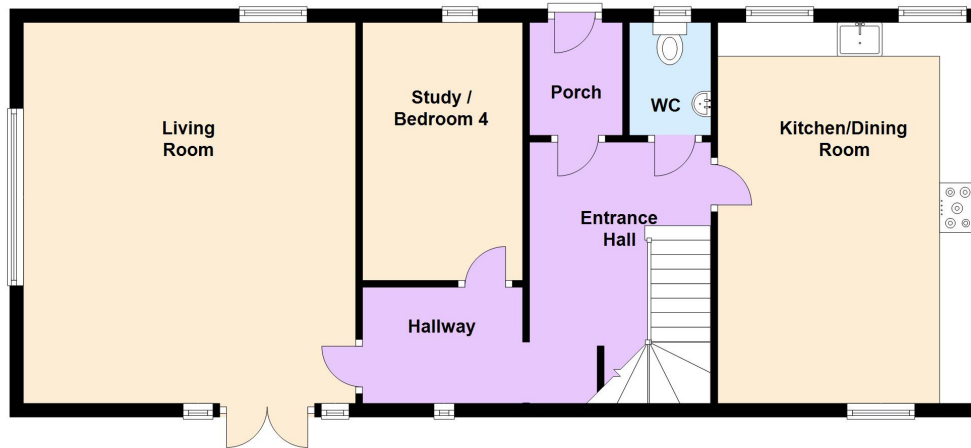
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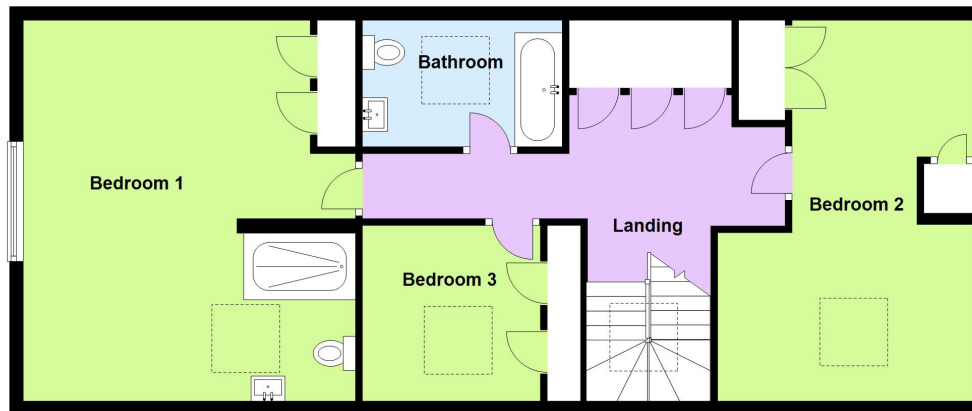
Ground Floor

Approx. 78.7 sq. metres (847.4 sq. feet)



First Floor

Approx. 78.3 sq. metres (842.7 sq. feet)



Total area: approx. 157.0 sq. metres (1690.1 sq. feet)

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