



4 Coed Y Pandy

Bedwas, Caerphilly, CF83 8DS

Price £425,000

HARRIS & BIRT



This is a well presented, four bedroom, detached property in the very popular village of Bedwas. The property boasts four double bedrooms, one with en-suite, and a large family bathroom to the first floor. With three generously sized reception rooms, a large kitchen/diner, utility room to the ground floor.

The annexe is a perfect space for entertaining guests or spending quality time with family.

This property is also an excellent option for a family looking for somewhere that offers multi generational living accommodation for a teenager or a parent.

There is also the option to re-commission the swimming pool if desired. Enclosed rear garden which isn't overlooked with a treehouse. There is ample storage, driveway parking to the front and gated driveway space to the side of the property for added security.

The property totals 2,603 square feet and location-wise, it's ideally situated near schools, local amenities, and green spaces, making it an excellent location for a family home.

There is no chain with this property.

- Spacious Four Bedroom Dormer Bungalow
- Large Kitchen/Dining Room
- Four Good Sized Bedrooms
- Ample Driveway Parking
- EPC rating To Be Confirmed
- Annexe With Potential For Independent Living
- Three Reception Rooms
- Large Family Bathroom
- Private Road Shared by Three Properties
- Council Tax Band F

Accommodation

Ground Floor

Hallway 7'0" x 22'11" (2.13m x 6.99m)

UPVC double glazed door and window with leaded window. Wood effect flooring. Radiator. Skimmed walls and skimmed and coved ceiling. Stairway to first floor. Hallway cupboard. Doors to all other ground floor rooms.

Living Room 20'3"x 13'3" (6.17mx 4.04m)

Wood effect flooring. UPVC double glazed window to front elevation. Radiator. Skimmed walls. Coved and artexed ceiling. Electric fire with wooden surround and marble effect hearth. Two pendant lights, Four wall lights. Dado rail.

Kitchen/Dining Room 19'10" x 12'2" (6.05m x 3.71m)

Large kitchen/dining room. Tiled flooring. UPVC double glazed French doors out into garden. Skimmed walls and artexed ceiling. Radiator. Oven and grill, five ring gas hob with extractor fan above. Black marble effect worktops. Tiled splashback. Space for dishwasher. Black one and a half sink unit with mixer tap above. Integral fridge. Gas central heating boiler.

Conservatory/Sun Room 12'2" x10'10" (3.71m x3.30m)

Tiled flooring. UPVC double glazed windows all around with mono-pitched polycarbonate roof. Fan and pendant lighting. UPVC double glazed doors out into the garden.

Office/Reception Room 13'4" x13'4" (4.06m x4.06m)

UPVC double glazed window to front elevation. Carpeted flooring. Skimmed walls, coved and artexed ceiling. Fitted storage cupboards. Pendant lighting. Dado rail.

Snug/Playroom 13'4" x 11'6" (4.06m x 3.51m)

Carpeted flooring. UPVC double glazed French doors out into conservatory. Radiator. Skimmed walls, coved and artexed ceiling. Pendant lighting.

Utility Room/WC 7'0" x 6'7" (2.13m x 2.01m)

Tiled flooring. UPVC double glazed window to rear elevation. Low level WC. Fully tiled walls, skimmed ceiling. White sink with gold effect fittings, hot and cold mixer tap. Black marble effect worktop with storage cupboards underneath.

First Floor

Landing 8'5"x 9'4" - 7'5" x 3'4" (2.57mx 2.84m - 2.26m x 1.02m)

Fitted carpet. Wooden Velux window to rear elevation. Skimmed walls and ceiling. Hatch to attic with pull down ladder. The attic is boarded in the middle strip. The landing is wide and could also be used as office space.

Master Bedroom 13'1" x 9'4" (3.99m x 2.84m)

Carpeted flooring. UPVC double glazed window to front elevation. Radiator. Skimmed walls and ceiling. Pendant lighting.

En-Suite Shower Room 7'0" x 5'9" (2.13m x 1.75m)

Tiled floor. Shower cubicle. Wash hand basin in white. Low level WC. Half tiled walls, skimmed above and skimmed ceiling. Towel radiator.

Bedroom Two 13'1" x 9'9" (3.99m x 2.97m)

Wood effect flooring. UPVC double glazed window to rear elevation. Skimmed walls and ceiling and pendant lighting.

Bedroom Three 9'4" x 9'9" (2.84m x 2.97m)

Carpeted flooring. UPVC double glazed window to front elevation. Radiator. Skimmed walls and ceiling. Pendant lighting.

Bedroom Four 14'3" x 9'9" (4.34m x 2.97m)

Wood effect flooring. UPVC double glazed window to front elevation. Skimmed walls and ceiling. Radiator. Pendant lighting.

Family Bathroom 11'1" x 9'4" (3.38m x 2.84m)

Wood effect flooring. UPVC double glazed frosted window to rear elevation. Large shower, fully tiled. Roll top bathtub with tiled surround. Radiator. Large vanity basin with storage underneath. Extractor fan. Centre light. Skimmed walls and ceiling.

Annexe

Hallway 9'0" x 5'9" (2.74m x 1.75m)

Tiled flooring. UPVC double glazed doorway to side elevation. Skimmed walls and ceiling. Space for American fridge freezer.

Annexe/Recreation Room 14'10" (max) x 22'4" (4.52m (max) x 6.81m)

Vinyl flooring, small UPVC double glazed window to side elevation. A mixture of brick walls and wooden cladding. Sink and drainer with hot and cold mixer tap. Breakfast bar with storage cupboards beneath. UPVC double glazed window and French doors to rear garden. Two radiators. Log burner. Under the false timber floor is a 20ft by 10ft Swimming Pool which is 5ft deep. There is a separate boiler to heat the pool. This can be re-commissioned fairly easily as all the original equipment is present.

Shower Room 9'10" x 9'1" (3.00m x 2.77m)

Tiled flooring. Tiled walls. Low level WC. Wash hand basin. Large shower. Wooden clad ceiling. UPVC double glazed window to side elevation.

Boiler Room 4'9" x 4'10" (1.45m x 1.47m)

Boiler room with additional shelving. The boiler is three years old and can easily be re-commissioned to heat the swimming pool.

Tool Room 7'10"x 12'9" (2.39mx 3.89m)

Carpeted flooring. UPVC double glazed window to side elevation. Skimmed walls. Wooden clad ceiling. Radiator. Two wall lights.

Outside

The garden to the rear is low maintenance mainly patioed with some artificial grass. There is a wooden tree house/pirate ship which can be dismantled if required. There is ample parking available to the front of the property and further parking available to the side, behind gates, large enough for a caravan. There is also a shed to the side of the property.

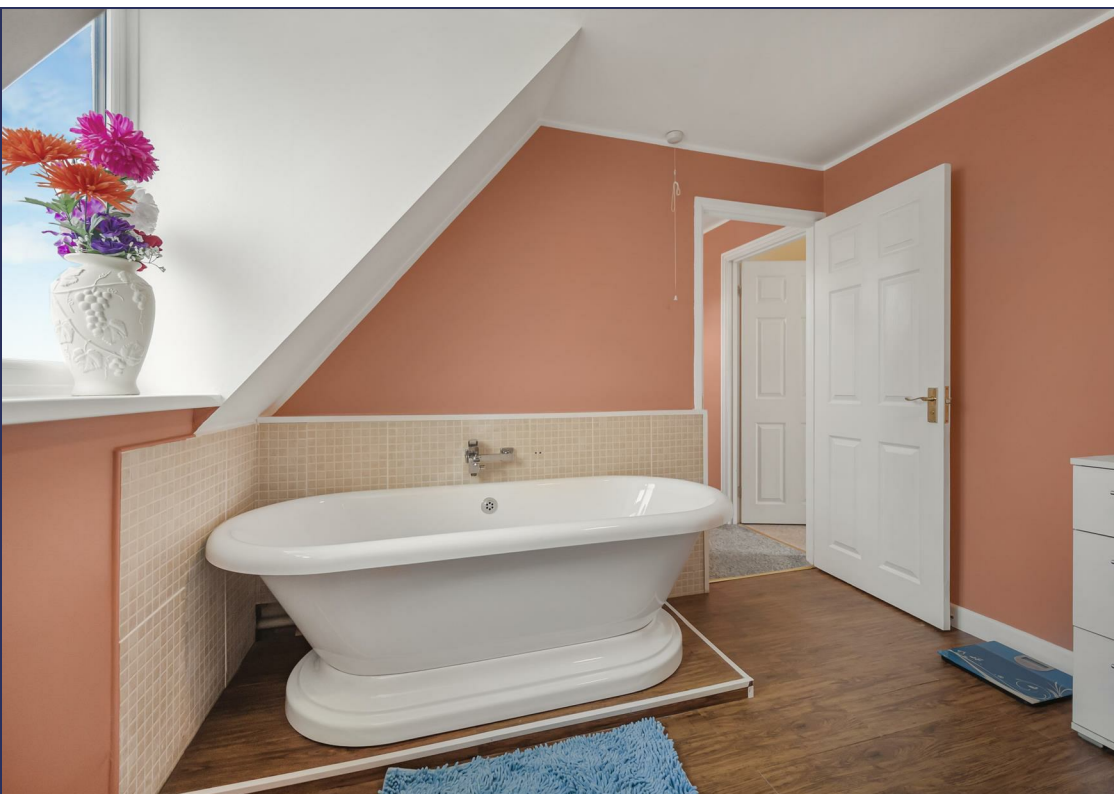
Services

Mains gas, electricity, water and drainage. Cold water tap in the garden.

Directions

From our office on Caerphilly Road head north. Turn right onto B42634. Continue onto Castle St/B4600. Turn right onto Ton-Y-Felin Rd/B4600. Continue to follow B4600. At the roundabout, take the 3rd exit onto Bedwas Rd/A468. Slight left towards Church St. Merge onto Church Street. Turn left onto Pandy Rd. Turn left onto Coed-Y-Pandy. Destination will be on the left.











FLOOR 1



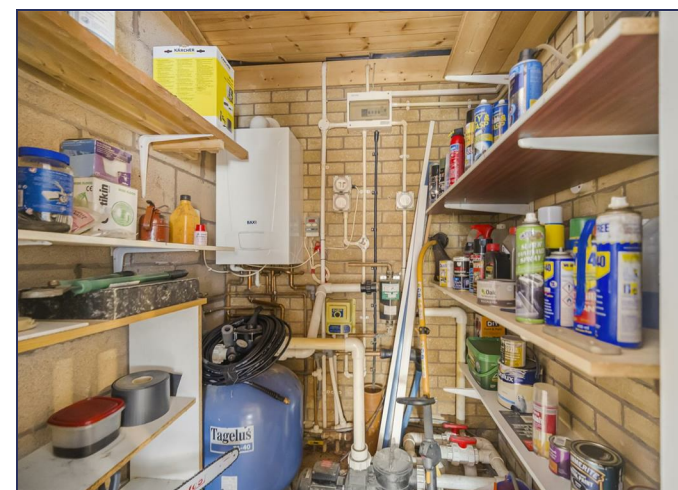
FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 1808 sq ft, FLOOR 2: 795 sq ft
TOTAL: 2603 sq ft

1025m² AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

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HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	77
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

