

# The Overview

Property Name:  
*Lewis Drive, Caerphilly*

Price:  
*£185,000*

Qualifier:  
*Asking Price*

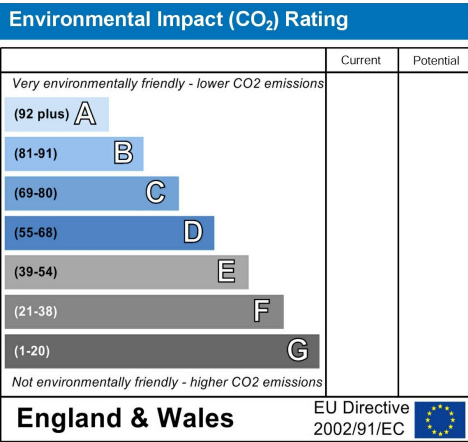
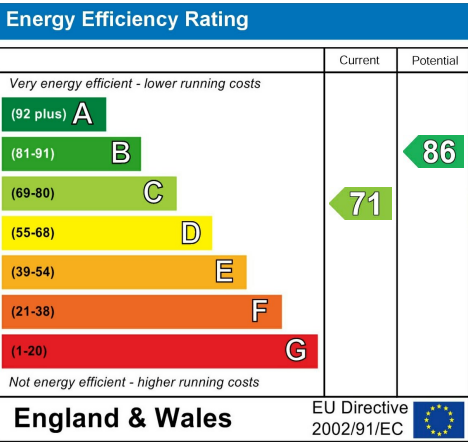
**3**

**1**

**2**

**C**

# The EPC



# The Bullet Points

- Three-bedroom semi-detached home
  - Two spacious reception rooms
  - Patio doors leading to rear garden
  - Light and airy family bathroom
  - Sought-after residential location
- Garage and off-street parking
  - Modern fitted kitchen with ample storage
  - Neutral décor and carpeted throughout
  - Good-sized enclosed rear garden
  - Close to local amenities and leisure facilities

Introducing this well-presented three-bedroom semi-detached property situated on Lewis Drive, Caerphilly, CF83 3FX. The home benefits from a garage and off-street parking, offering both convenience and practicality for modern family living.

Upon entering, you are welcomed into a bright entrance hall that leads to the main living spaces. The kitchen is a generous size, fitted with light wooden cupboards and stylish white and grey worktops, providing ample storage and workspace. The kitchen overlooks the rear garden, allowing plenty of natural light to flow through.

The property boasts two spacious reception rooms. The first, accessed from the hallway, is currently used as a dining room positioned at the front of the property. Through double doors, you enter the second reception room, which serves as a comfortable living area located at the rear of the building. This room features patio doors that open directly onto the garden, creating a seamless transition between indoor and outdoor living spaces.

Upstairs, there are three well-proportioned bedrooms, one of which includes a built-in storage cupboard. The landing also offers additional storage space. The family bathroom is fully tiled in light tones, giving a fresh and modern feel. The home is neutrally decorated throughout, with carpeted flooring adding warmth and comfort.

Externally, the rear garden is of a good size, mainly laid to lawn and ideal for families. A flat patio area directly outside the patio doors provides the perfect spot for seating and outdoor relaxation.

Additional Information  
Type of home- Semi-Detached House  
Tenure- Freehold  
EPC Rating- C  
Council tax band- B  
Borough- Caerphilly County Borough

Local Area  
The property is situated in a popular and well-established residential area of

Caerphilly, renowned for its friendly community atmosphere and proximity to a diverse range of local amenities. Nearby, residents can enjoy a selection of shops, supermarkets, cafés, and restaurants, offering both convenience and variety. Caerphilly town centre is just a short distance away, home to an excellent choice of independent retailers, leisure facilities, and the iconic Caerphilly Castle with its surrounding parklands. The area also benefits from scenic walks and open green spaces, making it an ideal location for outdoor activities and family days out, and thus a highly desirable place to live.

Schools  
The area surrounding Lewis Drive offers a range of well-regarded educational options for families. There are several primary and secondary schools within easy reach, providing quality learning environments and strong reputations within the community. Many of these schools offer a variety of extracurricular activities and support services, catering to both academic and personal development. With education options suitable for all ages, the area is excellent for families seeking a convenient and nurturing setting for their children’s schooling.

Local Transport  
Lewis Drive benefits from excellent transport links, making it ideal for commuters and those looking to explore the wider area. The property is conveniently positioned for access to major road routes connecting to Cardiff, Newport, and surrounding towns. Public transport options are readily available, with regular bus services operating nearby and train stations within easy reach, providing straightforward connections across South Wales. The well-connected network ensures that residents can enjoy both the convenience of local amenities and easy travel to neighbouring areas.

Material Information Property Report  
You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

Please get in touch with us directly if you'd like a link or PDF sent to you.

NTSELAT Approved

# The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.





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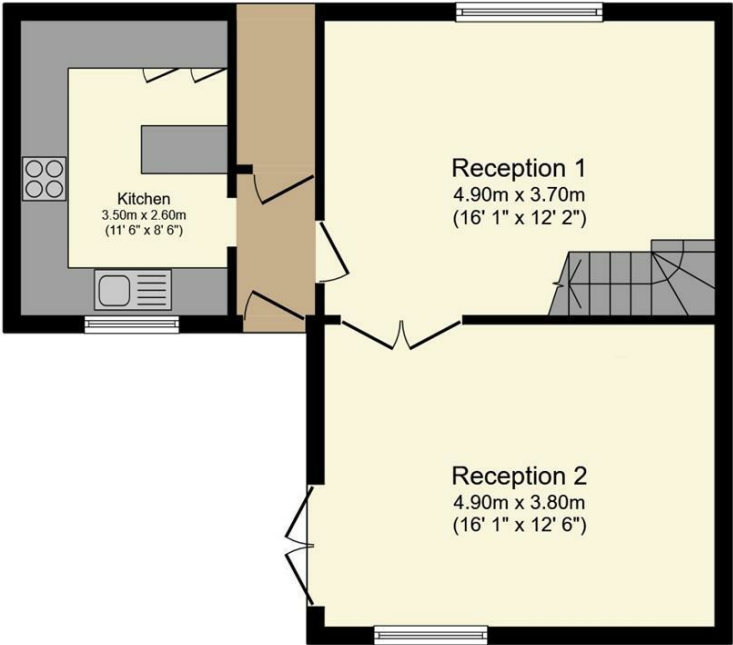




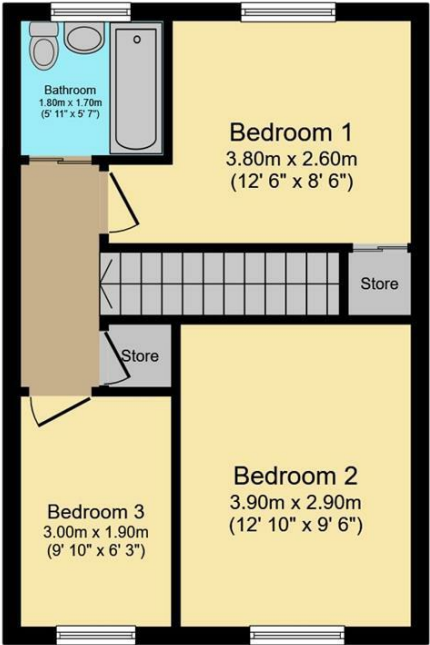


# The Floorplan

# The Map



Ground Floor  
Floor area 51.3 sq.m. (552 sq.ft.)



First Floor  
Floor area 37.2 sq.m. (401 sq.ft.)

Total floor area: 88.5 sq.m. (953 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

