



109 Church Street, Caerphilly, CF83 8AY  
Offers In The Region Of £325,000

BRINSONS

Welcome to this charming cottage located on Church Street in the picturesque village of Bedwas, Caerphilly. This delightful property boasts 2 reception rooms, 3 cosy bedrooms, and 1 bathroom, offering a comfortable and inviting living space for you and your family.

With a generous 1,094 sq ft of living area, this pre-1914 cottage exudes character and history, making it a truly unique find. The property's age adds to its charm, giving you a glimpse into the past while enjoying modern comforts.

Situated in a popular location with a mountainside setting, this cottage provides a tranquil escape from the hustle and bustle of everyday life. Imagine waking up to stunning views of the mountains and enjoying the peaceful surroundings right from your doorstep.

Parking is made easy with space for 1 vehicle, ensuring convenience for you and your guests. Whether you're looking for a cozy family home or an ideal investment opportunity, this property offers endless possibilities with no chain involved.

Don't miss out on the chance to own a piece of history in this sought-after location. Embrace the charm of countryside living while still being within easy reach of local amenities. This cottage is a true gem waiting to be discovered.

**Hallway 11'11 x 7'3 (3.63m x 2.21m)**

**Living room 1 10'11 x 12 (3.33m x 3.66m)**

**Living Room 2 11'11 x 16 (3.63m x 4.88m)**

**Kitchen 10'11 x 12'4 (3.33m x 3.76m)**

**Potting Room 12'9 x 7'6 (3.89m x 2.29m)**

**Conservatory 11'9 x 10 (3.58m x 3.05m)**

**Wetroom 8'9 x 7 (2.67m x 2.13m)**

**Bedroom 1 12'1 x 13'3 (3.68m x 4.04m)**

**Bedroom 2 12'1 x 10'4 (3.68m x 3.15m)**

**Bedroom 3 12'2 x 7'9 (3.71m x 2.36m)**

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# Church St, Bedwas, CAY

Main Building: Total Interior Area 1094.31 sq ft



Ground Floor



1st Floor




White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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

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