



, Caerphilly, CF37 4HP  
Price Guide £900,000

BRINSONS

Eastgate Market Street, Caerphilly CF83 1NX

T: 02920 867711 E: [info@brinsons.co.uk](mailto:info@brinsons.co.uk)

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Nestled in the charming village of Llanfabon, Caerphilly, this stunning detached bungalow offers a tranquil smallholding retreat with breathtaking views that will leave you in awe. Boasting three spacious bedrooms, this property is perfect for those seeking a peaceful countryside lifestyle.

One of the most remarkable features of this property is the vast 30 acres of land that come with it, providing endless possibilities for outdoor activities, gardening, or even potential development. The several outbuildings offer ample storage space or could be transformed into workshops or studios, catering to all your needs. An orchard to the rear offers many varieties of Welsh historic apples, pears, plums and cherries.

Imagine waking up to the sight of standing stones in your own backyard, adding a touch of mystique and history to the surroundings. The rural location ensures privacy and serenity, making it an ideal escape from the hustle and bustle of city life.

Whether you are looking to enjoy the tranquility of the countryside, explore the vast outdoor space, or simply admire the spectacular views, this property in Llanfabon is a rare find that offers a unique opportunity to create your own slice of paradise. Call us today, to book in a viewing!



Foyer 4'5" x 11'6" (1.35 x 3.51)

Living Room 13'11" x 11'1" (4.24 x 3.38)

Kitchen 10'5" x 14'11" (3.18 x 4.55)

Utility Room 8'6" x 9'6" (2.59 x 2.90)

Conservatory 12'7" x 12'0" (3.84 x 3.66)

Bedroom 1 12'11" x 11'0" (3.94 x 3.35)

Bedroom 2 10'11" x 11'0" (3.33 x 3.35)

Bedroom 3 / Dining Room 10'0" x 10'11" (3.05 x 3.33)

Bathroom 6'10" x 5'9" (2.08 x 1.75)

#### Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

#### Council tax

Tax Band - D





# Tair Waun Isaf, Cilfynydd, CAY

Ground Floor Bungalow Interior Area 928.57 sq ft



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>			<b>75</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>27</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	