

CAERPHILLY'S HOME FOR  
STYLISH SALES  
& LETTINGS

BRINSONS



L O N - Y - W A U N  
C A E R P H I L L Y





**ENTRANCE HALLWAY**  
1.89m x 3.41m (6'2" x 11'2")

**LIVING ROOM**  
3.13m x 3.95 (10'3" x 12'11")

**DINING ROOM**  
2.69m x 3.50m (8'9" x 11'5")

**KITCHEN**  
2.31m x 3.31m (7'6" x 10'10")

**TO THE FIRST FLOOR**

**BEDROOM ONE**  
2.99m x 4.05m (9'9" x 13'3")

**BEDROOM TWO**  
2.99m x 3.48m (9'9" x 11'5")  
Cupboard holding hot water tank

**BEDROOM THREE**  
1.99m x 3.13m (6'6" x 10'3")  
Built in cupboard above stair clearance - great use of the space.

**BATHROOM**  
1.99m x 1.91m (6'6" x 6'3")  
Shower room with WC and wash hand basin.

**GARAGE**  
Single garage with up and over door

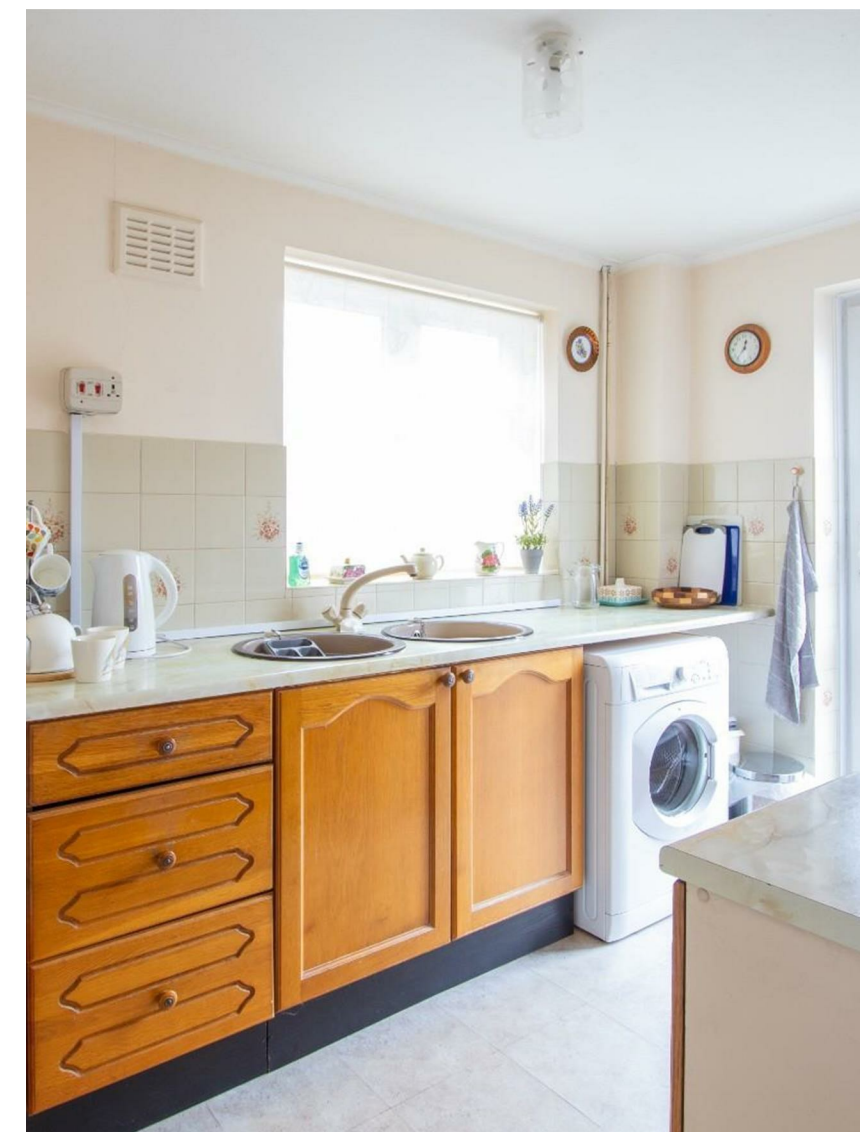
**GARDEN**  
South facing garden with patio area, space for a shed, lawned area and access to the garage.

**DRIVEWAY PARKING**  
Space for 1-2 cars to the front

**TENURE**  
We are informed by our client that the property is Freehold.  
This is to be confirmed by your legal advisor.

**COUNCIL TAX**  
Band - D

**UTILITIES**  
Electric Heating  
Water  
Mains gas is to the building but not been connected.








## LON-Y-WAUN

CAERPHILLY, CF83 1DQ - £260,000

 3 Bedroom(s)     1 Bathroom(s)    808.00 sq ft

Nestled in the charming area of Lon-Y-Waun, Caerphilly, this immaculate semi-detached house from the 1960s is a true gem waiting to be discovered. Boasting knock through living and dining room, three cosy bedrooms, and a well-maintained bathroom, this property offers a comfortable and inviting living space perfect for families or individuals alike.

As you step inside, you'll be greeted by a warm and welcoming atmosphere that flows seamlessly throughout the 808 sq ft of living space. The property's pristine condition is a testament to the care and attention it has received over the years.

One of the standout features of this lovely abode is its south-facing garden, a tranquil oasis where you can relax and unwind in the sunshine. With driveway parking available for one vehicle, convenience is at the forefront of this property, ensuring that coming home is always a pleasure.

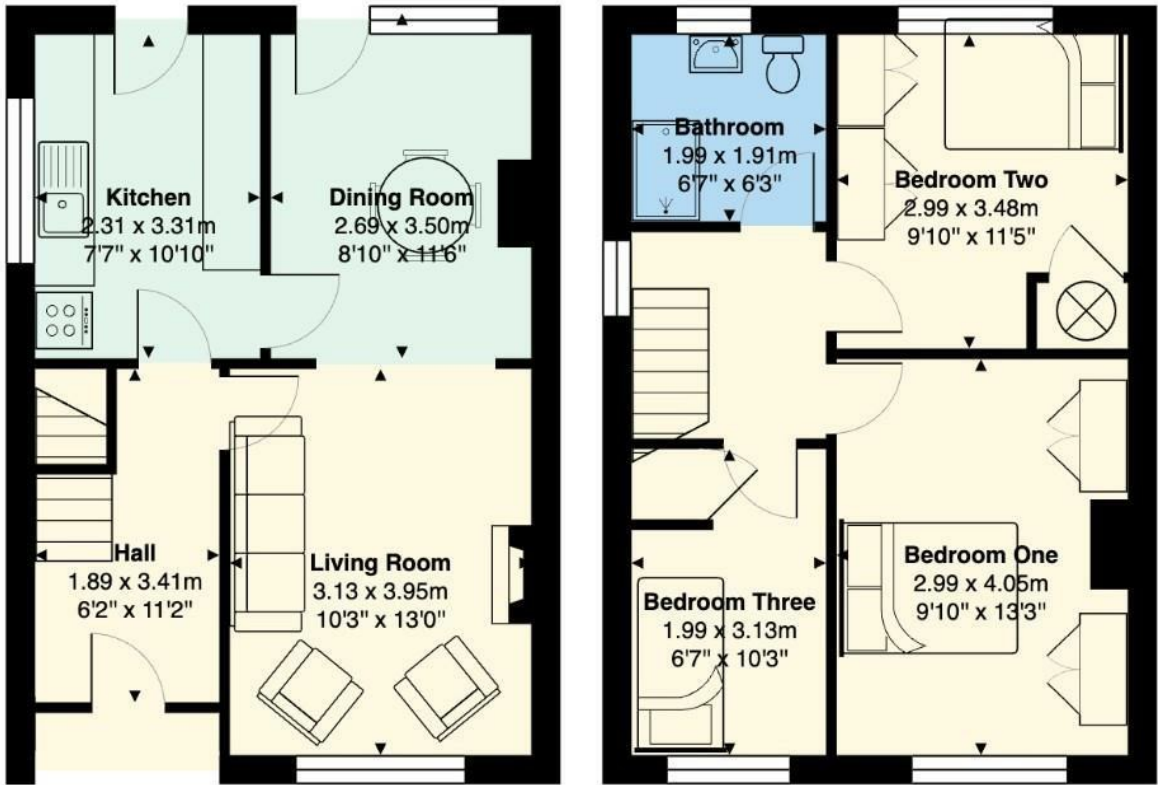
Located in a peaceful neighbourhood and offered with no chain, this house presents a fantastic opportunity to settle down in a sought-after area with all the amenities you could need within easy reach. Don't miss out on the chance to make this charming house your own and start creating lasting memories in this wonderful home.

### PROPERTY SPECIALIST

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Negotiator







**Lon-Y-Waun, Caerphilly, CF83 1DQ**

Total Area: 75.0 m<sup>2</sup> ... 808 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</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>	<b>50</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC