

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



LLANFEDW CLOSE
CAERPHILLY



ENTRANCE HALLWAY
1.87m x 3.71m (6'1" x 12'2")

BAY FRONTED LIVING ROOM
4.23m x 5.09m (13'10" x 16'8")

KITCHEN / DINING / LIVING
6.20m x 6.49m (20'4" x 21'3")

OFFICE / BEDROOM THREE
2.65m x 2.77m (8'8" x 9'1")

BATHROOM
2.50m x 2.75m widest point (8'2" x 9'0" widest point)

BEDROOM TWO
4.07m x 2.77m widest points (13'4" x 9'1" widest points)

BEDROOM ONE
4.25m x 3.69m (13'11" x 12'1")

GARDEN
Large South West facing gardens that wrap around the plot offering areas to relax and catch the sun throughout the day.

GARAGE
Large Garage with electric roller shutter door.

DRIVEWAY
Parking for 2 vehicles

COUNCIL TAX
Band - E

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

SCHOOL CATCHMENT
Welsh Medium Primary School : Y.G.G. CAERFFILI
Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI
English Medium Primary School : BEDWAS INFANTS/ BEDWAS JUNIORS
English Medium Secondary School : BEDWAS HIGH SCHOOL





LLANFEDW CLOSE

RUDRY, CF83 3NP - £450,000

 3 Bedroom(s)  1 Bathroom(s) 1314.00 sq ft

Nestled in the tranquil cul-de-sac of Llanfedw Close, Caerphilly, this impressive detached bungalow offers a perfect blend of comfort and convenience. Spanning an expansive 1,314 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

The bungalow features two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed to maximise natural light, creating a warm and welcoming atmosphere throughout. The single bathroom is well-appointed, catering to the needs of the household with ease.

Set in a highly desirable semi-rural location, this property offers the best of both worlds: the peace and quiet of countryside living while remaining within easy reach of local amenities. The surrounding area is known for its picturesque views and friendly community, making it a wonderful place to call home.

For those with vehicles, the property includes parking for two cars, along with the added benefit of a garage, providing secure storage and additional convenience.

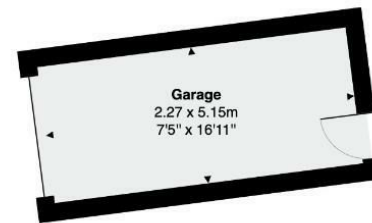
Constructed between 1990 and 1999, this bungalow combines modern living with a classic design, ensuring it meets the needs of today's homeowners. Whether you are looking to downsize or seeking a family home, this large detached bungalow in Llanfedw Close is a rare find that should not be missed.

Freehold
EPC - D
Council tax - E

PROPERTY SPECIALIST

Whitney Jenkins
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02920 867711
Sales Negotiator





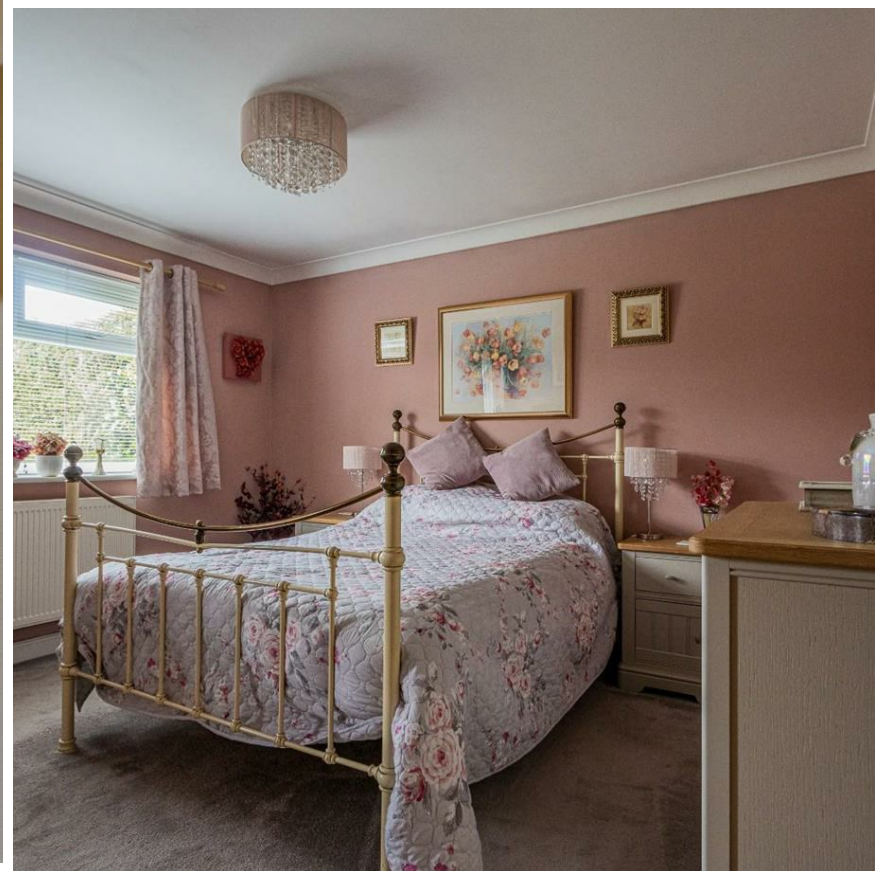
Llanfedw Close, Porset, Caerphilly, CF83 3NP

Total Area: 122.0 m² ... 1314 ft²

All measurements are approximate and for display purposes only



 Llanfedw Close, Rudry



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	