

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



LON UCHAF
CAERPHILLY



HALLWAY

LIVING ROOM

4.84 x 3.81 max (15'10" x 12'5" max)

DINING ROOM

2.70 x 3.36 (8'10" x 11'0")

BEDROOM ONE

3.47 x 2.72 (11'4" x 8'11")

BEDROOM TWO

3.31 x 3.50 (10'10" x 11'5")

KITCHEN

2.05 x 3.76 (6'8" x 12'4")

BATHROOM

1.82 x 2.36 (5'11" x 7'8")

SCHOOL CATCHMENT

Welsh Medium Primary School : Y.G.G. Y CASTELL

Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN
CWM RHYMNI

English Medium Primary School : HENDRE INFANTS / HENDRE
JUNIOR

English Medium Secondary School : ST CENYDD
COMPREHENSIVE SCHOOL

COUNCIL TAX

Caerphilly Council: Band: D

TENURE

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





LON UCHAF

BONFIELD PARK, CF83 1BR -
£300,000



2 Bedroom(s)

1 Bathroom(s)

779.00 sq ft

Nestled in the sought-after area of Bondfield Park, this charming detached bungalow offers a delightful blend of comfort and convenience. Spanning an impressive 779 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed to maximise natural light, creating a warm and welcoming atmosphere throughout. The bungalow also boasts a well-appointed bathroom, ensuring all your essential needs are met.

One of the standout features of this property is the large rear garden, which presents a wonderful opportunity for outdoor enjoyment, whether it be gardening, hosting summer barbecues, or simply unwinding in a tranquil setting. Additionally, the property includes parking for one vehicle and a garage, providing practical solutions for your storage and parking needs.

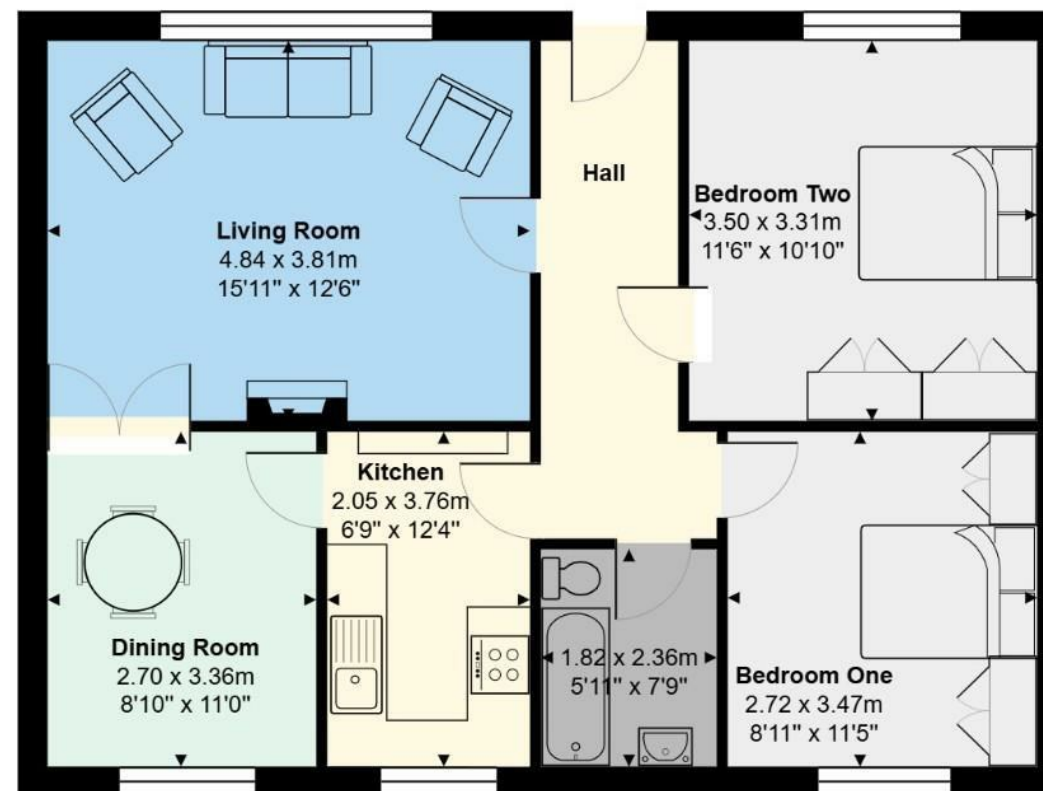
The location is particularly advantageous, as it is within walking distance to Caerphilly town, where you can find a variety of shops, cafes, and local amenities. This makes it easy to enjoy the vibrant community while still having a peaceful home to retreat to.

In summary, this delightful bungalow in Bondfield Park is a rare find, combining spacious living areas, a beautiful garden, and a prime location. It is perfect for those looking to embrace a comfortable lifestyle in a friendly neighbourhood. Do not miss the opportunity to make this lovely property your new home.

PROPERTY SPECIALIST

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Negotiator

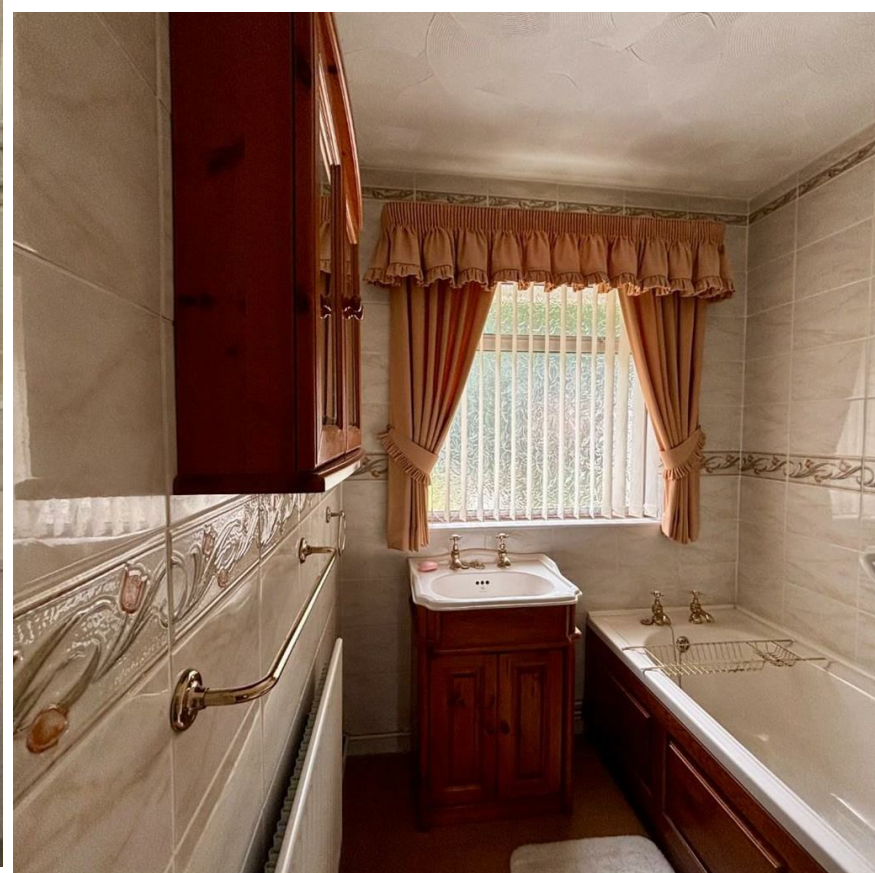
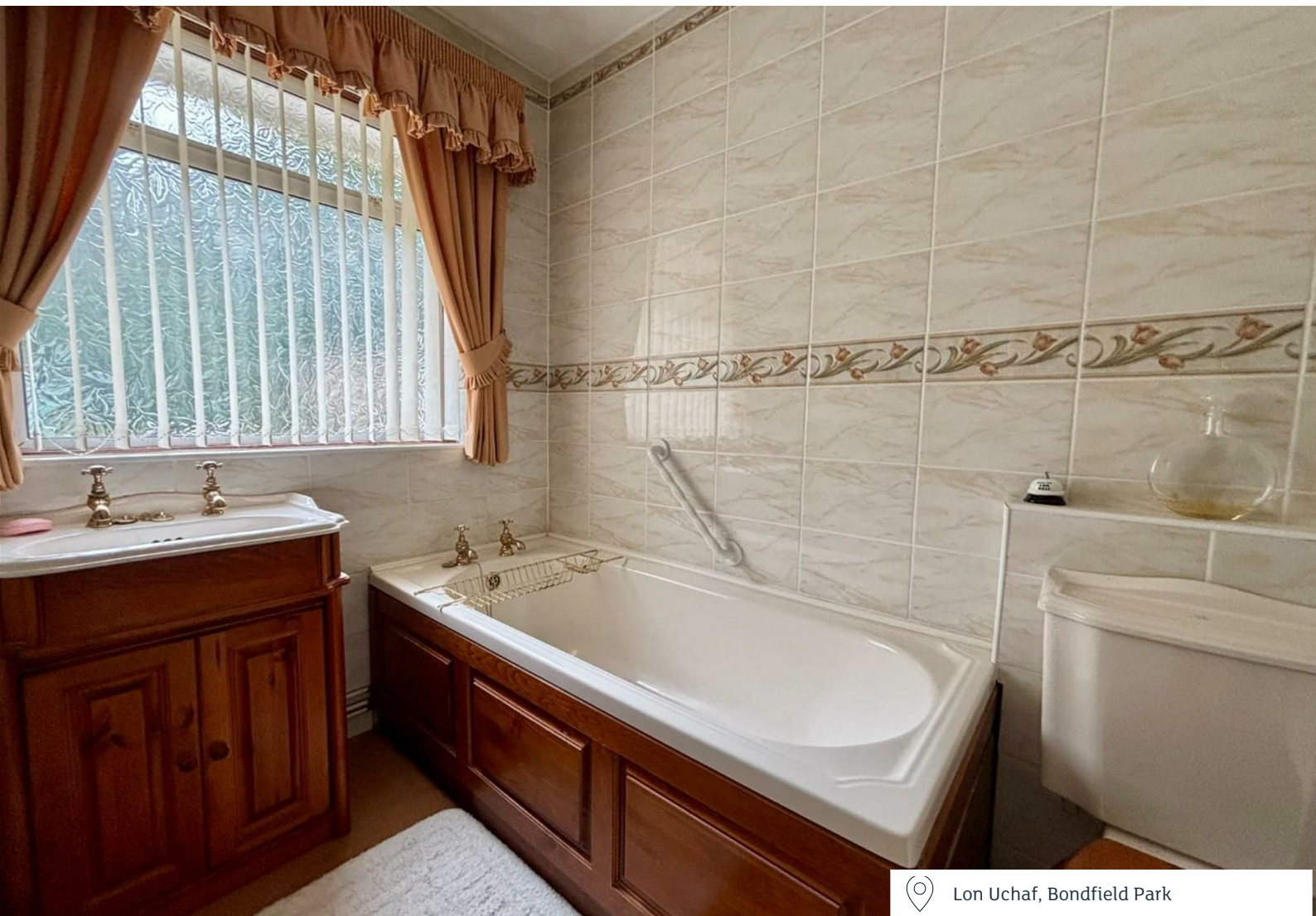




5, Lon Uchaf, Caerphilly, CF83 1BR

Total Area: 72.3 m² ... 779 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 