

CAERPHILLY'S HOME FOR  
STYLISH SALES  
& LETTINGS

BRINSONS



COLLIERY ROAD  
BEDWAS





**ENTRANCE PORCH**  
1.07 x 1.89 max (3'6" x 6'2" max)

**L SHAPED HALLWAY**  
3.16 x 2.54 max (10'4" x 8'3" max)

**DOWNSTAIRS BEDROOM**  
2.69 x 3.00 (8'9" x 9'10")

**DINING ROOM**  
3.78 x 3.52 (12'4" x 11'6")

**LIVING ROOM**  
5.56 x 3.52 (18'2" x 11'6")

**KITCHEN**  
3.00 x 3.56 max (9'10" x 11'8" max)

**BATHROOM**  
2.12 x 1.85 (6'11" x 6'0")

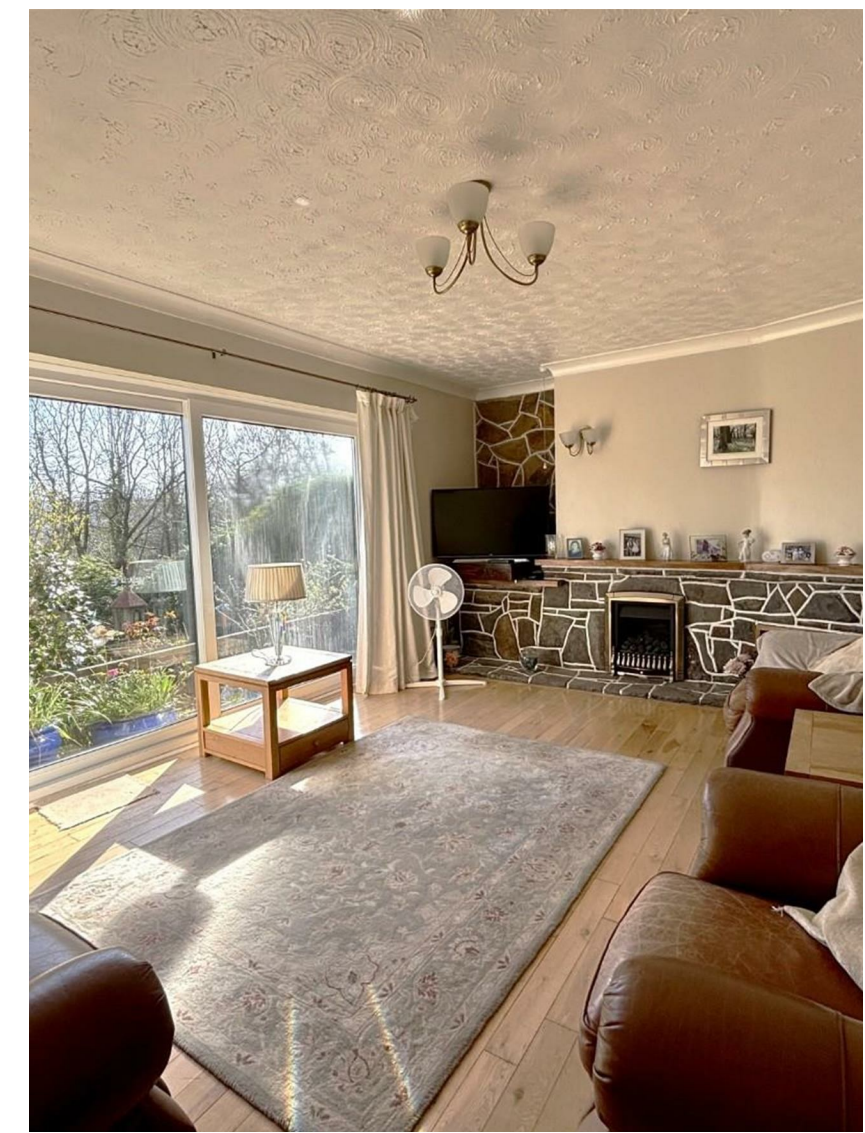
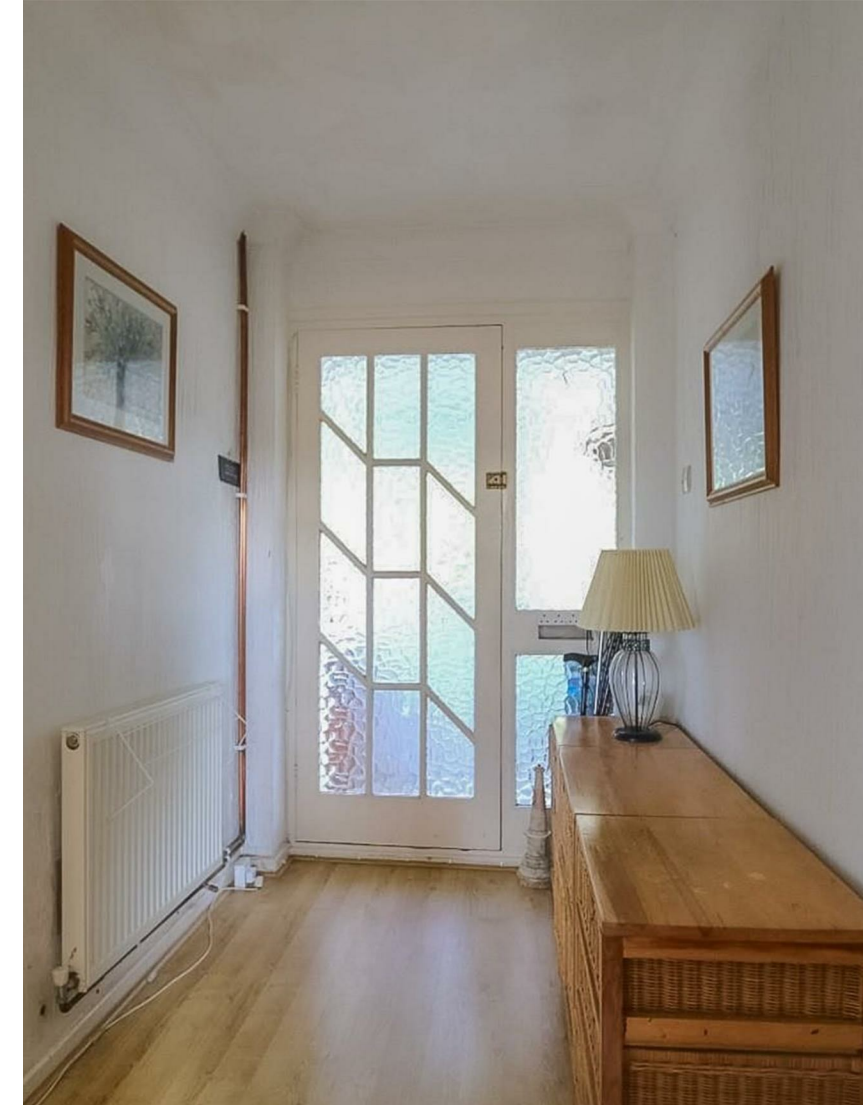
**BEDROOM TWO/THREE**  
5.41 x 2.20 max (17'8" x 7'2" max)

**BEDROOM ONE**  
4.58 x 3.04 max (15'0" x 9'11" max)

**COUNCIL TAX**  
Band C

**TENURE**  
Freehold

**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 : BEDWAS INFANTS/ BEDWAS  
JUNIORS  
English Medium Secondary School : BEDWAS HIGH SCHOOL







## COLLIERY ROAD

, CF83 8EZ - £280,000



4 Bedroom(s)

1 Bathroom(s)

988.00 sq ft

Nestled on Colliery Road in the charming village of Bedwas, this delightful bungalow offers a serene retreat with spectacular views. With no onward chain, this property presents an excellent opportunity for those seeking a peaceful lifestyle in a quiet location.

The bungalow features two inviting reception rooms and a downstairs bedroom, perfect for entertaining guests or enjoying quiet evenings at home. Three further, bright bedrooms provide comfortable living spaces, while the bathroom is conveniently situated to serve the needs of the household.

One of the standout features of this property is its proximity to Bedwas village, where you can enjoy local amenities, shops, and community spirit. Additionally, the property benefits from dedicated off road parking.

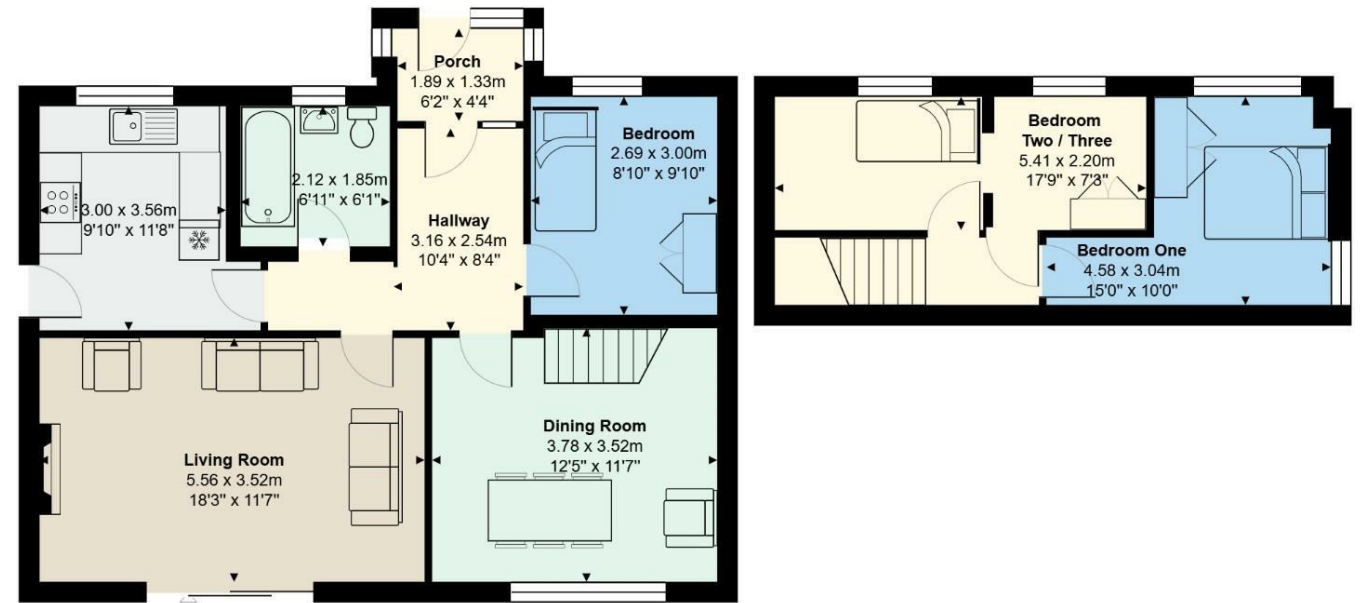
Whether you are looking to downsize or seeking a tranquil place to call home, this bungalow is a must-see. With its stunning views and peaceful surroundings, it offers a unique blend of comfort and charm. Do not miss the chance to make this lovely property your own.



### PROPERTY SPECIALIST

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Property Management Co-ordinator





Fairview Bungalow, 2, Felinfach, Colliery Road, Bedwas, CF83 8EZ

Total Area: 91.8 m<sup>2</sup> ... 988 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Colliery Road, Bedwas, CF83 8EZ



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC