

CAERPHILLY'S HOME FOR  
STYLISH SALES  
& LETTINGS

BRINSONS



NANTGARW ROAD  
CAERPHILLY





#### HALLWAY

#### BEDROOM ONE

12 x 8'6 (39'4" x 26'2""19'8")

#### BEDROOM TWO

12' x 9'5 (39'4"" x 29'6""16'4")

#### KITCHEN

12' x 10'11 (39'4"" x 32'9""36'1")

#### WALK IN WARDROBE

12 x 4'10 (39'4" x 13'1""32'9")

#### LIVING ROOM

12'6 x 10'4 max (39'4""19'8" x 32'9""13'1" max)

#### BATHROOM

8'4 x 8'1 (26'2""13'1" x 26'2""3'3")

#### COUNCIL TAX

Council: Caerphilly

Band: D

#### TENURE

Freehold

#### SCHOOL CATCHMENT

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

Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN

CWM RHYMNI

English Medium Primary School : PLASYFELIN PRIMARY

English Medium Secondary School : BEDWAS HIGH SCHOOL







## NANTGARW ROAD , CF83 1AQ - £270,000



2 Bedroom(s)

1 Bathroom(s)

732.00 sq ft

Nestled on Nantgarw Road in the charming town of Caerphilly, this delightful detached bungalow offers a perfect blend of comfort and convenience. With no onward chain, this property presents an excellent opportunity for those looking to settle into a new home without delay.

The bungalow features two spacious reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen and dining area are ideal for family meals or hosting friends. With two inviting bedrooms, including a walk-in wardrobe, this home caters to both practicality and style, ensuring you have plenty of storage space.

The bathroom is thoughtfully designed, offering a serene space for unwinding after a long day. The property boasts beautiful parquet flooring, adding a touch of elegance and warmth throughout the living areas.

One of the standout features of this bungalow is the off-street parking, which accommodates several cars, making it a rare find in the area. Additionally, the location is highly advantageous, being in close proximity to the train station, providing easy access to nearby towns and cities.

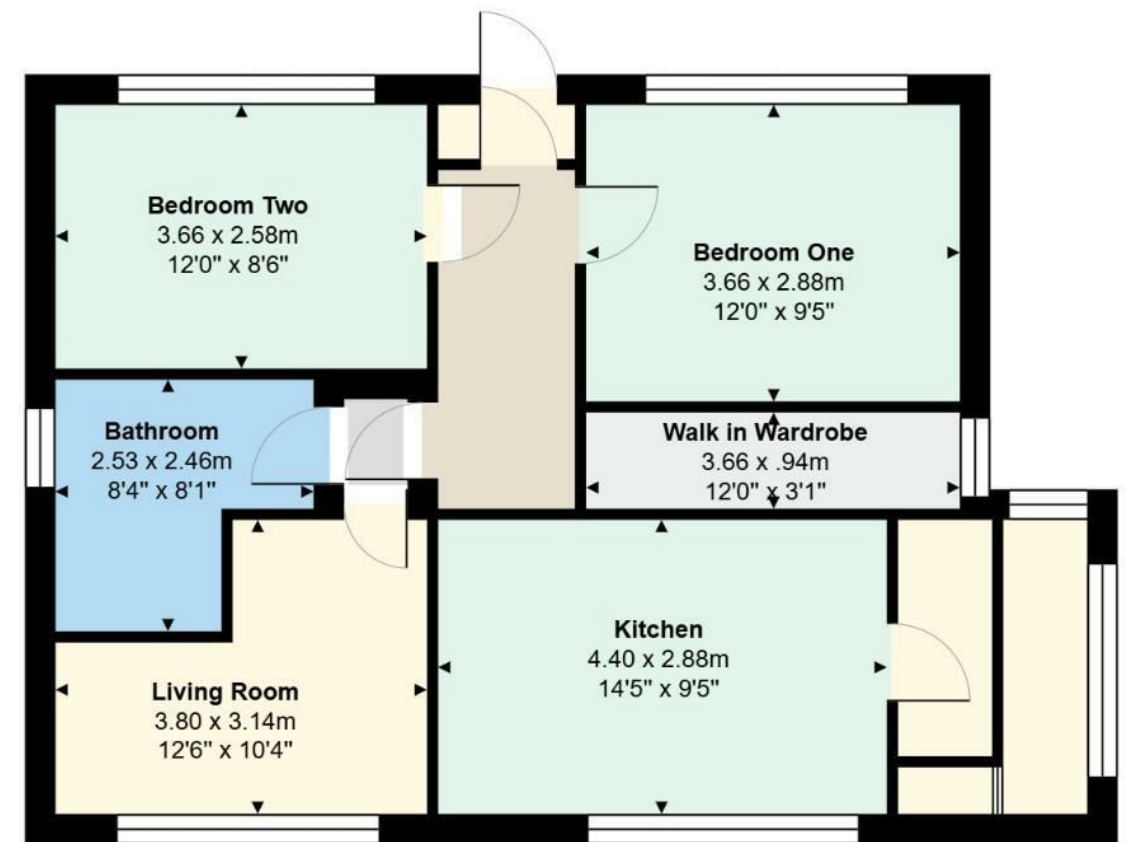
This post-1914 bungalow is not only a comfortable residence but also a wonderful opportunity to enjoy the peaceful surroundings of Caerphilly. Whether you are a first-time buyer, a downsizer, or seeking a rental investment, this property is sure to impress. Do not miss the chance to make this charming bungalow your new home.

### PROPERTY SPECIALIST

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Negotiator



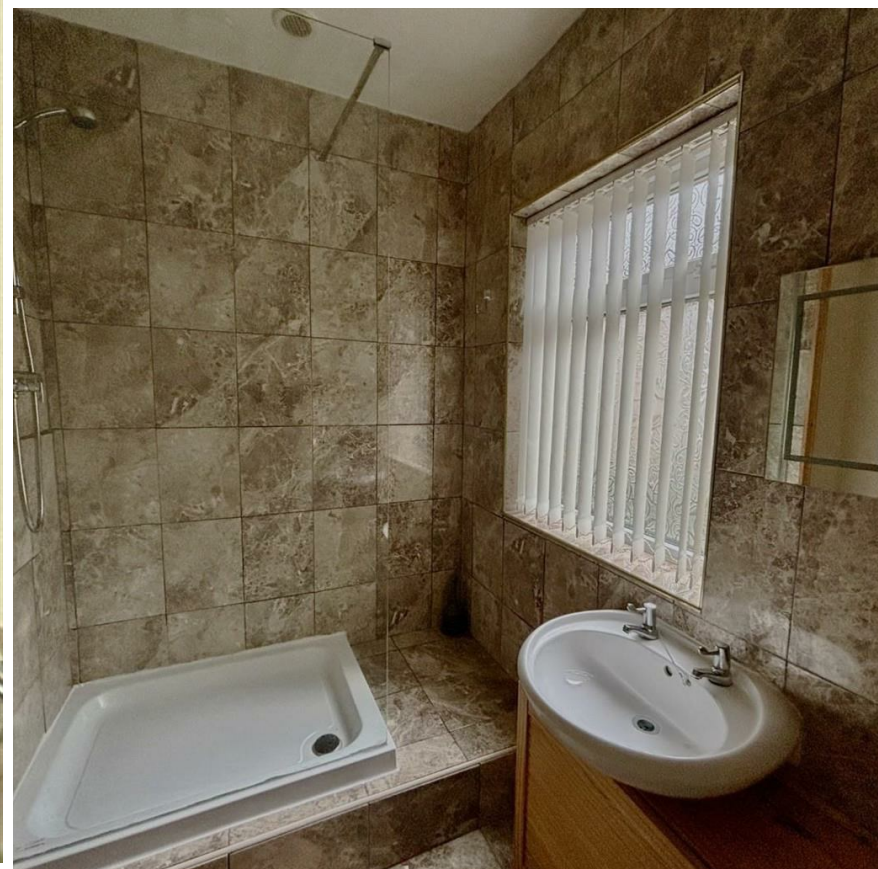
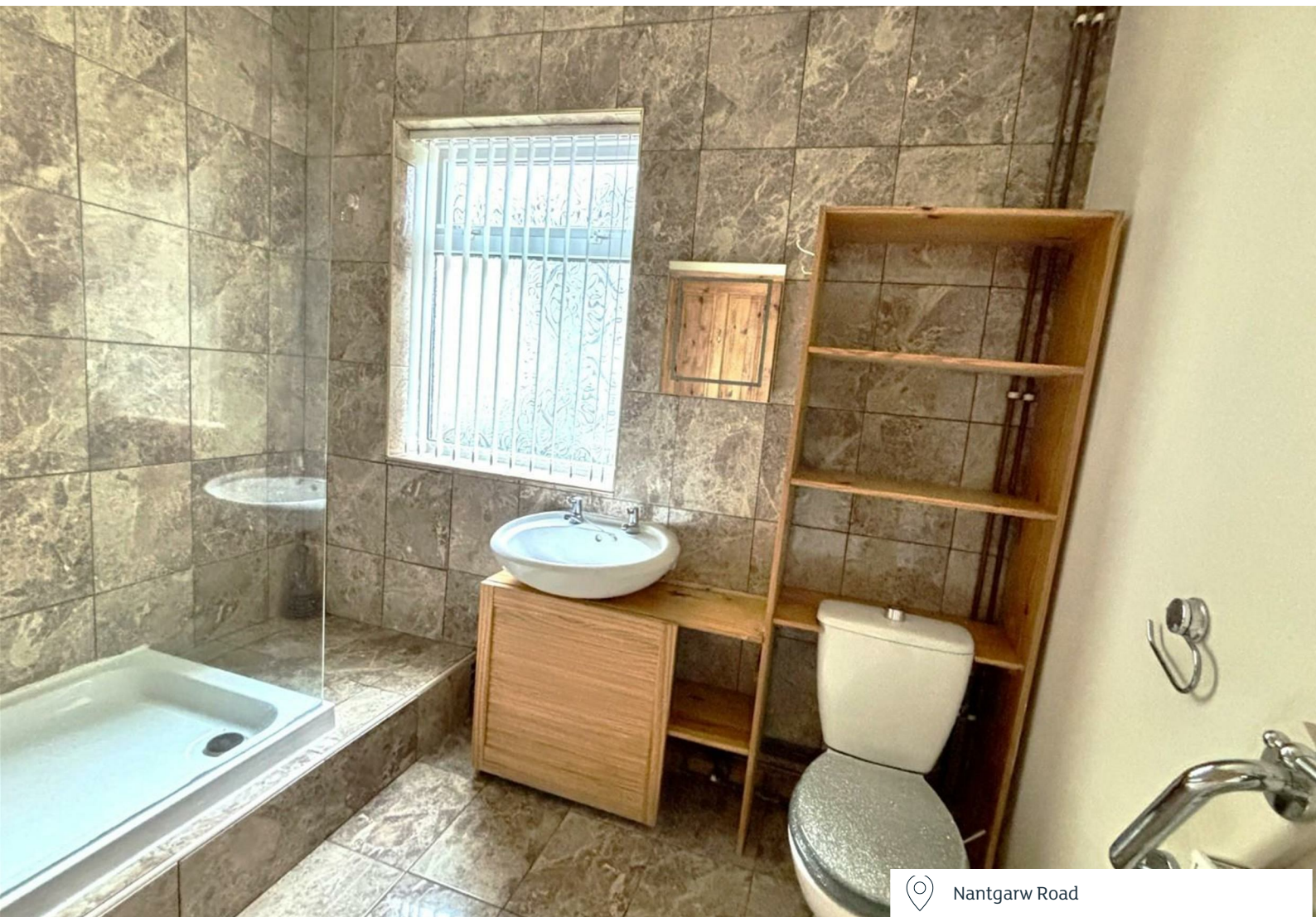




Parville, Nantgarw Road, Caerphilly, CF83 1AQ

Total Area: 63.3 m<sup>2</sup> ... 682 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>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC