



L O N F A W R  
B O N D F I E L D P A R K









# LON FAWR

**BONDFIELD PARK, CF83 1DA - ASKING PRICE £285,000**



3 Bedroom(s)



2 Bathroom(s)



1031.00 sq ft

Nestled in the highly sought-after Bonfield Park area of Caerphilly, this charming semi-detached dormer bungalow offers a delightful blend of comfort and convenience. Spanning an impressive 1,031 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining guests. The layout of the bungalow is thoughtfully designed, ensuring a seamless flow throughout the living spaces. With two bathrooms, morning routines will be a breeze, providing ample facilities for all residents.

The exterior of the property is equally appealing, featuring beautiful gardens that offer a tranquil retreat from the hustle and bustle of daily life. The well-maintained outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air.

Parking is a notable advantage, with space available for up to three vehicles, ensuring convenience for you and your guests. Located in a peaceful cul-de-sac, this home provides a sense of privacy while still being within easy reach of local amenities and transport links.

This bungalow is not just a property; it is a wonderful opportunity to embrace a comfortable lifestyle in a desirable location. Whether you are looking to settle down or invest, this home in Bonfield Park is sure to impress.

## PROPERTY SPECIALIST

Whitney Jenkins


























Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>62</b>
(55-68) <b>D</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 	
















A photograph of a bathroom interior. The walls are covered in a dense, repeating pattern of green and white floral or starburst motifs. In the lower-left corner, a white toilet is visible, with its tank and plumbing pipes. To the right of the toilet, a chrome towel rack with three horizontal bars is mounted on the wall. The floor is covered in a dark red carpet. In the bottom right corner, a white electrical outlet is visible. A dark blue text box is overlaid in the top right corner.

This brilliant three bedroom dormer bungalow is a must see with beautifully landscaped gardens and ample off road parking.

Comments by: Whitney Jenkins





#### Entrance Hall

15'4" x 9'2" (4.68 x 2.80)

#### Lounge

16'6" x 10'4" (5.03 x 3.16)

#### Sitting Room

12'8" x 10'4" (3.88 x 3.16)

#### Kitchen

8'7" x 9'2" (2.63 x 2.80)

#### Bathroom

4'8" x 9'2" (1.44 x 2.80)

#### Bedroom One

10'3 x 19'10 (3.12m x 6.05m)

#### Bedroom Two

11'1 x 9'10 (3.38m x 3.00m)

#### Bedroom Three

6'9 x 9'6 (2.06m x 2.90m)

#### W C

#### Tenure

Freehold

#### Council Tax

BAND - E

#### School Catchments

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



## 26 Lon Fawr



Total Area: 95.8 m<sup>2</sup> ... 1031 ft<sup>2</sup>

All measurements are approximate and for display purposes only



CAERPHILLY'S HOME FOR  
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