

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



PARK AVENUE
BEDWAS



PORCH
1.46 x 1.73 (4'9" x 5'8")

HALLWAY

KITCHEN
2.72 x 5.14 (8'11" x 16'10")

LIVING ROOM
4.91 x 4.99 (16'1" x 16'4")

BEDROOM TWO
3.0 x 2.87 (9'10" x 9'4")

BATHROOM
2.43 x 2.77 (7'11" x 9'1")

BEDROOM ONE
3.8 x 3.66 (12'5" x 12'0")

EN-SUITE
1.11 x 1.21 (3'7" x 3'11")

BEDROOM THREE
3.79 x 3.06 (12'5" x 10'0")

GARDEN OUTBUILDING
2.32 x 2.84 (7'7" x 9'3")

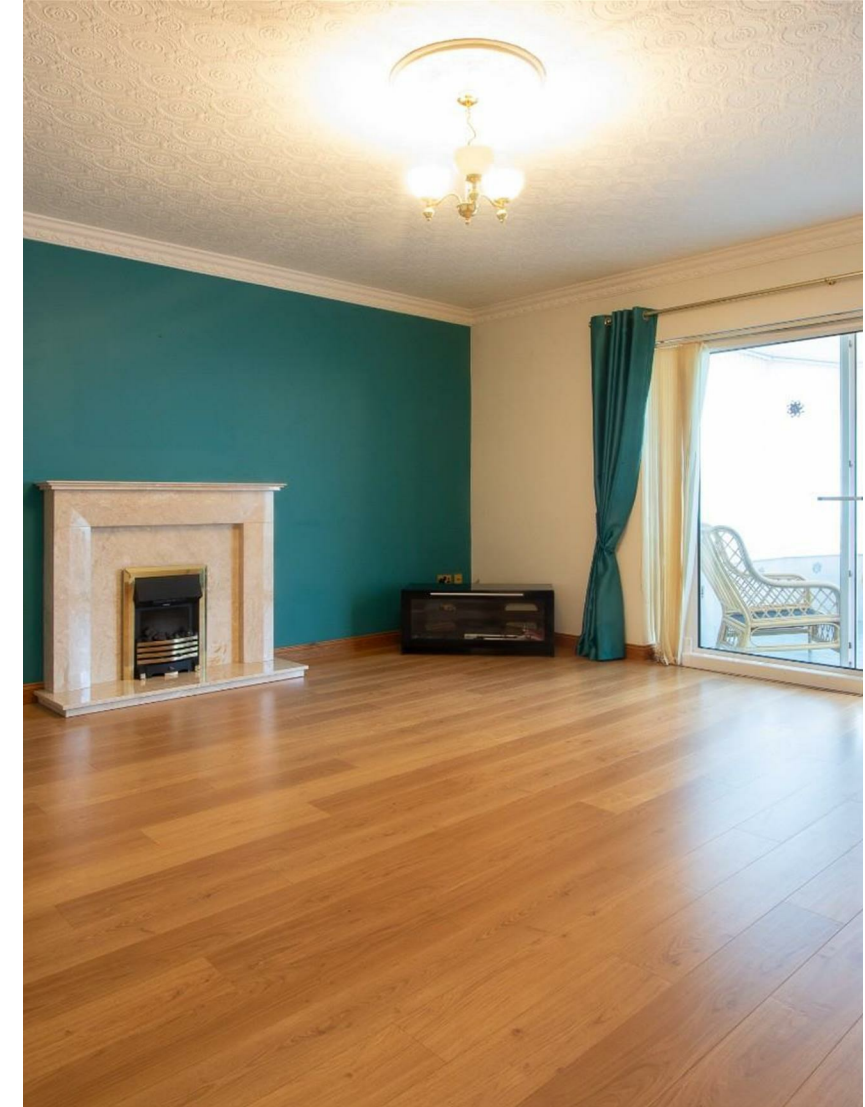
CONSERVATORY
2.82 x 3.20 max (9'3" x 10'5" max)

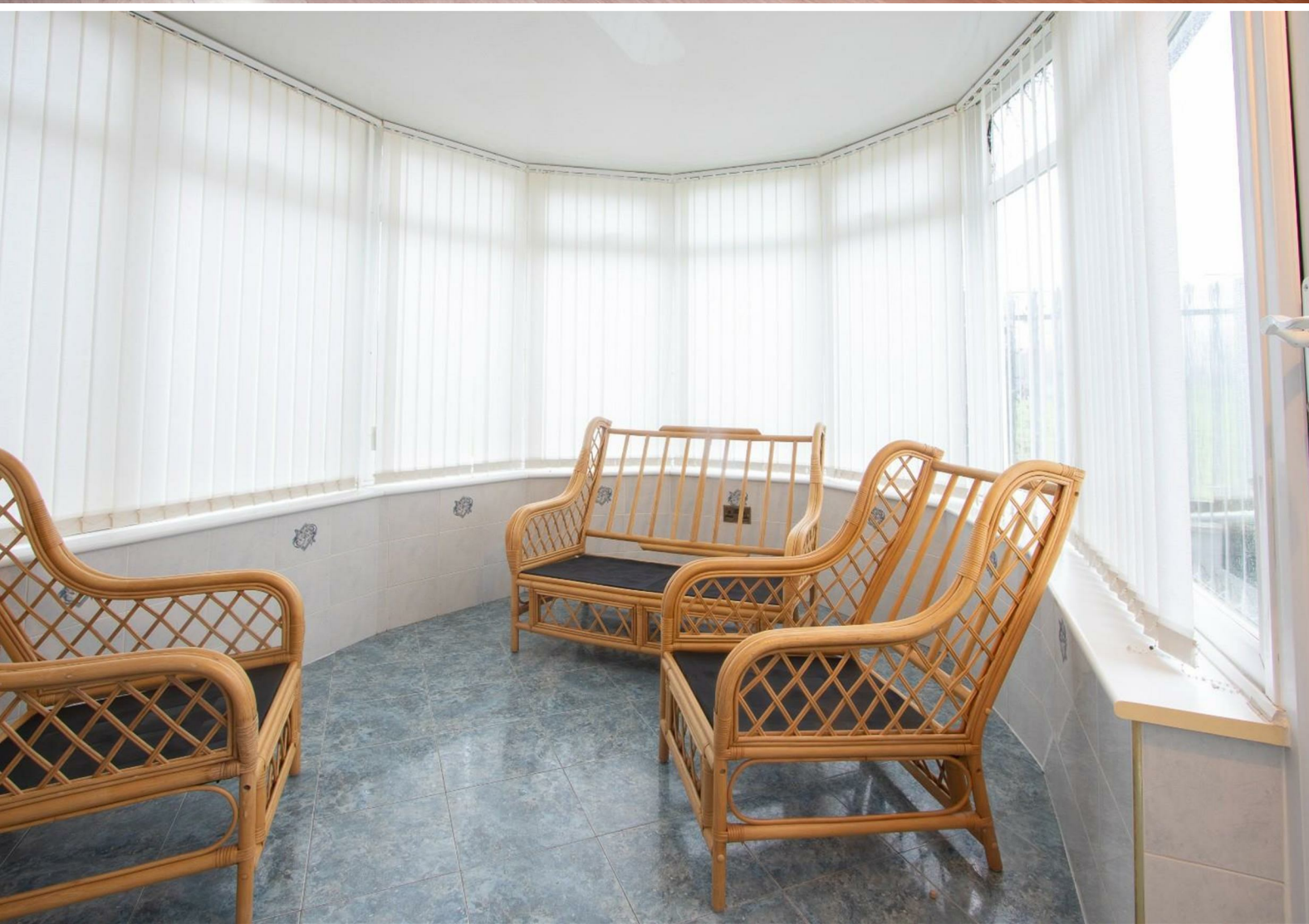
GARAGE

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

COUNCIL TAX
Council Tax -E

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





PARK AVENUE

, CF83 8AL - £335,000



3 Bedroom(s)

2 Bathroom(s)

1160.00 sq ft

Nestled in the highly sought-after location of Park Avenue, this charming detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,160 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout of the bungalow is thoughtfully designed, ensuring that each room flows seamlessly into the next. With two bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

One of the standout features of this property is the low-maintenance rear garden, which offers a tranquil outdoor space for enjoying the fresh air without the burden of extensive upkeep. This garden is perfect for hosting summer barbecues or simply unwinding after a long day.

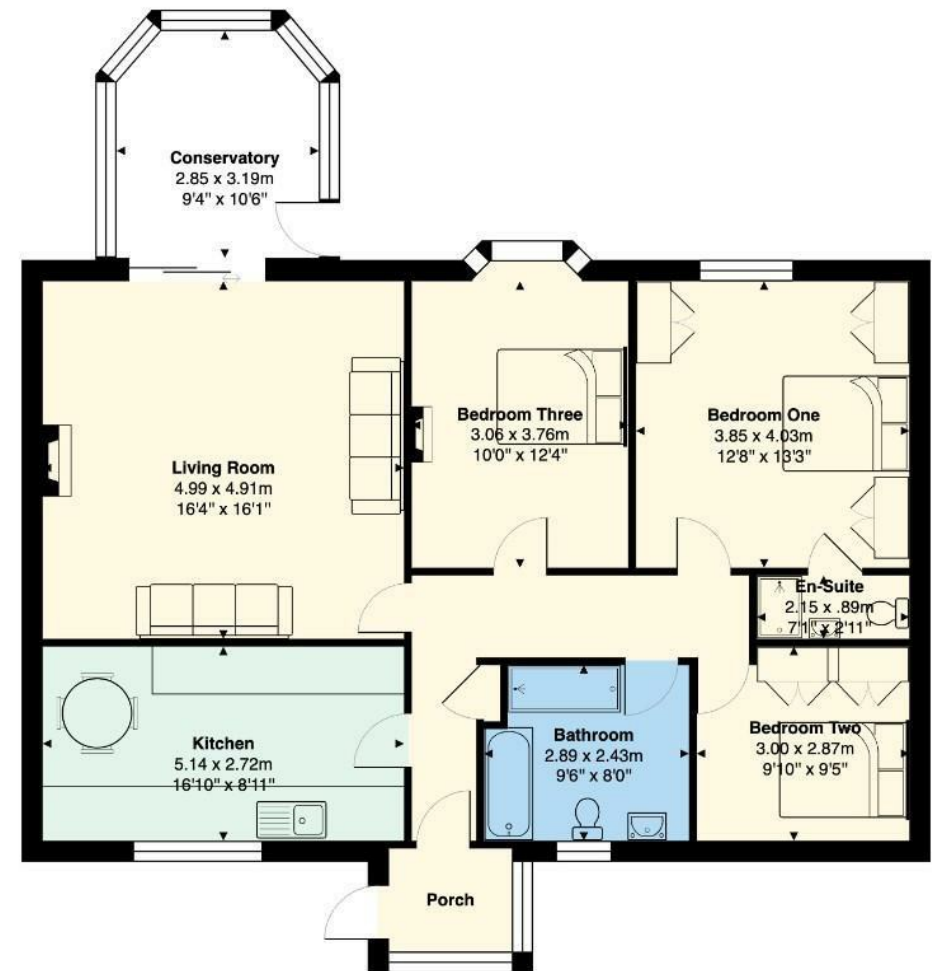
The location is particularly advantageous, as it is conveniently close to local schools and the town centre, providing easy access to a range of amenities, shops, and services. This makes it an excellent choice for families looking to settle in a community-oriented area.

In summary, this delightful three-bedroom detached bungalow on Park Avenue presents a wonderful opportunity for those seeking a comfortable and convenient lifestyle in a desirable location. With its spacious interiors and low-maintenance outdoor space, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your new home.

PROPERTY SPECIALIST

Nicholas Browne
nick.browne@brinsons.co.uk
02920 867711
Property Management Co-ordinator





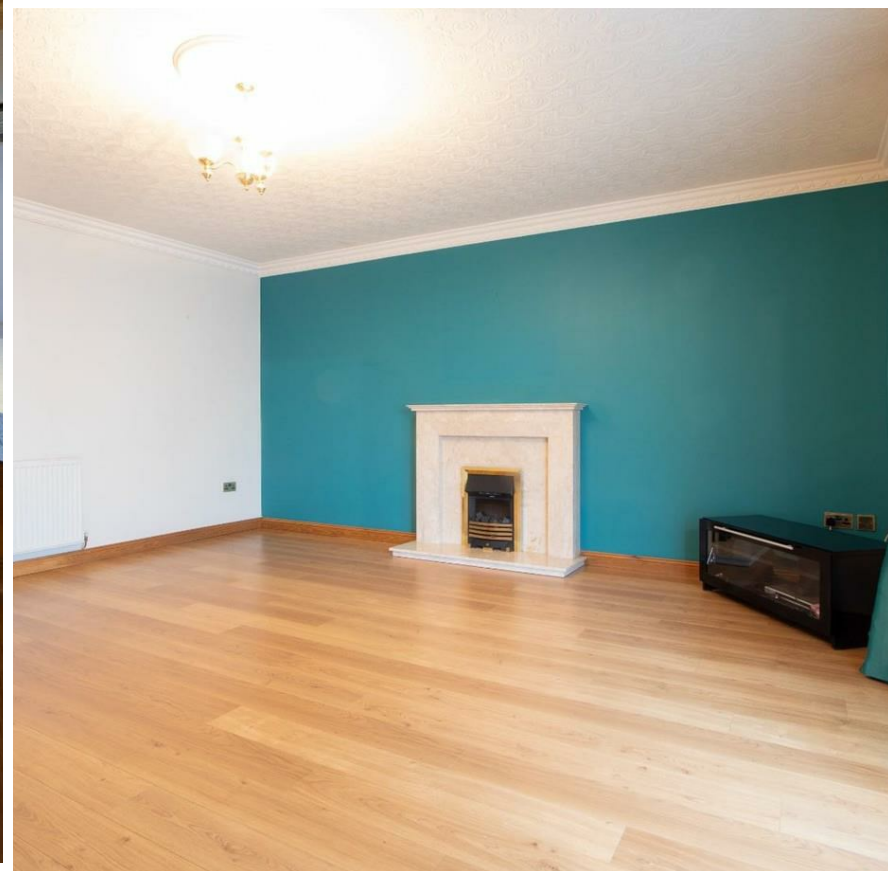
Park Avenue, Bedwas, CF83 8AL



Total Area: 107.8 m² ... 1160 ft²

All measurements are approximate and for display purposes only



Park Avenue



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