



Caledfryn Way, Caerphilly CF83 2BW

welcome to

Caledfryn Way, Caerphilly

A very attractive detached bungalow offering brilliant accommodation set on a generously sized plot with many sitting areas & great potential for extensions subject to planning. The property offers very pleasant accommodation & spacious receptions & bedrooms with the addition of an integral garage



Entrance Porch

Upvc door into hall way, door to garage, side garden and hall way .

Hall

Amtico flooring, radiator, door to all rooms.

Bedroom Two

10' 4" x 7' (3.15m x 2.13m)

Amtico flooring, radiator, double glazed window to side.

Bedroom One

14' Max x 10' 7" Max (4.27m Max x 3.23m Max)

Double glazed window to side, radiator, access to loft, Amtico flooring.

Kitchen & Breakfast Room

17' 9" Max x 14' 7" (5.41m Max x 4.45m)

Fitted kitchen with wall and base units, one and an half sink and drainer, plumbing for washing machine, space for cooker and extractor hood , tile splash back. two double glazed window to front.

Living Room

18' 3" x 13' (5.56m x 3.96m)

Two double glazed window to front and one to side, Amtico flooring, two radiator, TV point, feature electric fire with marble effect surround, Double glazed French door into the main garden.

Garage

16' 9" x 8' 1" (5.11m x 2.46m)

Up and over door, power and light, shelvings.

Gardens

Ample drive to front, laid to lawn, outside tap, the side garden is laid with patio and pergola raised bed with shrubs and climbers. The main garden is enclosed with fencing with several outbuildings, laid to lawn a selection of trees and flower bed, green house with ideal for vegetable plot to the far end of the garden



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welcome to

Caledfryn Way, Caerphilly

- NO CHAIN ! MOVE IN EARLY SPRING!
- Brilliant size family kitchen & diner
- Superb size living room with French door into the garden
- Two bedroom bedrooms and shower room
- Integral garage with great potential for conversion

Tenure: Freehold EPC Rating: D

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTC109328 - 0012

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allen & harris



029 2069 2626



whitchurch@allenandharris.co.uk



46 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DJ



allenandharris.co.uk