


property details **approval form**

6 Cae Nant Gledyr, Caerphilly, Mid Glamorgan, Wales, CF83 2BB

Date: 21 August 2025

Property Ref and Version: WTC109562 - 0002



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£260,000

Tenure: Freehold

>> **key features**

- > Attractive three bedroom semi-detached home
- > Modern fitted kitchen/breakfast
- > Separate & generous living room
- > Conservatory over looking a pleasant enclosed garden
- > Off road parking
- > Cul de sac location, NO ONWARDS CHAIN.
- > EPC Rating: C

>> **short description**

PLEASANT CUL DE SAC LOCATION ! A very attractive three bedroom semi-detached home set in this very sought after part of Caerphilly in this secluded development offering a very good living accommodation with great links to Cardiff and the M4. This property has no onwards chain!

>> **long description**

A very attractive three bedroom semi-detached property set in this secluded cul de sac conveniently located within close proximity to the local amenities, school and Caerphilly town centre. The property offers a very pleasant accommodation comprising, entrance hall, cloakroom, modern fitted kitchen /breakfast, generous size open plan living room leading onto a conservatory. To the first floor are three bedroom and a family bathroom. This lovely home also benefits off road parking , enclosed garden to rear with pleasant aspect.

>> **directions**

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>> **Agent Note**

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>> room description

Hall

Wood effect flooring, radiator, door to cloakroom, kitchen/breakfast and living room; stairs to first floor.

Kitchen & Breakfast

8' 4" x 9' 8" (2.54m x 2.95m)

Fitted with wall and base units integral oven and gas hob, extractor hood, space for fridge /freezer, plumbing for washing machine, sink and drainer, double glazed window to front.

Living Room

14' 7" x 15' 2" Max (4.45m x 4.62m Max)

L shaped room with double French door to conservatory, radiator, TV point, double glazed window to rear, built-in cupboard.

Conservatory

12' 4" x 9' 8" (3.76m x 2.95m)

Double glazed window to both side, double glazed French door to rear.

Landing

Door to all room, access to loft

Bedroom One

11' 2" Min x 8' 4" (3.40m Min x 2.54m)

Double glazed window to rear, radiator, built-in wardrobe.

Bedroom Two

11' 5" x 8' 4" (3.48m x 2.54m)

Double glazed window to front, radiator

Bedroom Three

7' 2" x 6' 5" (2.18m x 1.96m)

Double glazed window to rear, radiator, Internet connection.

Bathroom

5' 5" x 6' 4" (1.65m x 1.93m)

Paneled bath with shower over, wash hand basin and wc, obscured double glazed window to front, heated towel rail.

Front Garden

Laid to lawn, shrubs, off road parking.

Rear Garden

Enclosed garden with pleasant aspects, astro turf, paved patio, outside tap, selection of trees flower borders, garden shed.

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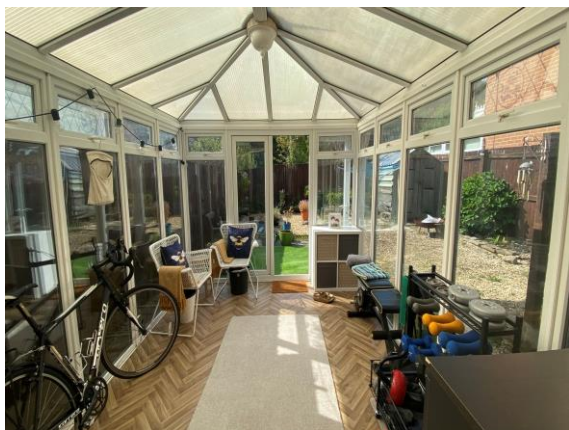
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>> **property images**



Your Allen & Harris office: 46 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DJ
T 029 2069 2626 E whitchurch@allenandharris.co.uk

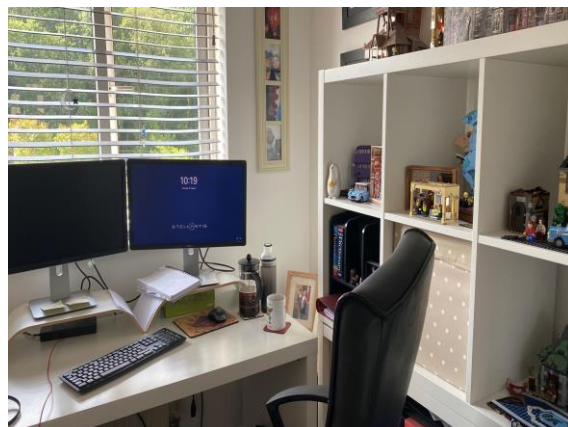
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>> **floor plan**

>> **approval**

	Signature	Date
Jean Porsmoguer		
Karla Goldsworthy		
David Wilson Homes Mercia		