# St Julians Rectory Road, Caerphilly, CF83 8AX
**Offers Invited £340,000**

BRINSONS

Welcome to this lovely, well appointed, detached bungalow located on Rectory Road in the quiet village of Bedwas, Caerphilly. This property boasts two reception rooms, three bedrooms, and a bathroom, offering ample space for comfortable living.

Situated on a spacious corner plot, this bungalow provides great potential for those looking to create their dream home. With off street parking and a larger than average garage, convenience is at your doorstep.

Although this property requires some modernisation, the opportunity to put your own stamp on it is truly exciting. Imagine the possibilities of transforming this bungalow into a stylish and modern living space tailored to your taste.

With no chain involved, the process of making this property your own is made even smoother. Additionally, the three bedrooms offer flexibility for a growing family, guests, or even a home office.
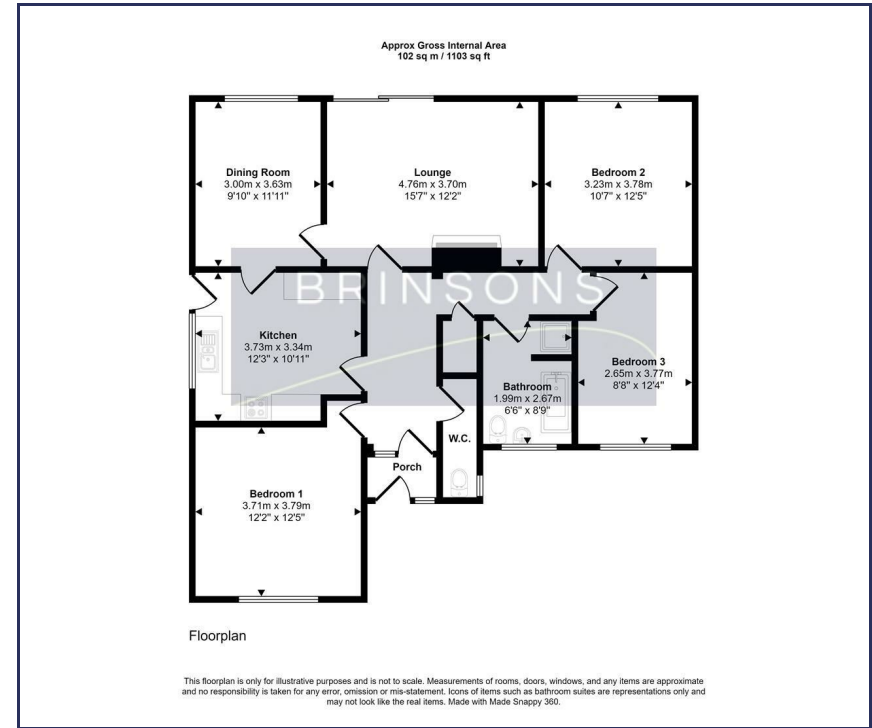
One of the standout features of this property is the great views it offers from the large, private terrace. Waking up to scenic vistas can truly enhance your daily living experience and provide a sense of tranquillity.

Don't miss out on the chance to own this delightful bungalow with so much potential. Embrace the opportunity to create a beautiful home in a lovely location.

Freehold
Council Tax: Band E

- NO CHAIN
- LARGE CORNER PLOT
- THREE BEDROOMS
- MODERNISATION REQUIRED

- EXCELLENT LOCATION
- FABULOUS VIEWS
- ATTACHED GARAGE

**Approx Gross Internal Area**
**102 sq m / 1103 sq ft**

Dining Room
3.00m x 3.63m
9'10" x 11'11"

Lounge
4.76m x 3.70m
15'7" x 12'2"

Bedroom 2
3.23m x 3.78m
10'7" x 12'5"

Kitchen
3.73m x 3.34m
12'3" x 10'11"

Bedroom 3
2.65m x 3.77m
8'8" x 12'4"

Bathroom
1.99m x 2.67m
6'6" x 8'9"

W.C.

Porch

Bedroom 1
3.71m x 3.79m
12'2" x 12'5"

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales**     EU Directive 2002/91/EC

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