



1 Coed Y Pandy | Bedwas | Caerphilly | CF83 8DS

NO ONWARD CHAIN * UNIQUE FAMILY HOME * 4-5 BEDROOMS * VERSATILE LIVING OPTIONS * SPACIOUS BEDROOMS
* GREAT POTENTIAL TO FURTHER IMPROVE * POPULAR LOCATION. Must be seen, one of a kind, extended dormer bungalow, uniquely designed and offering great space for a family.

£400,000

- No chain
- Well extended and designed
- Exciting property
- 4-5 Bedrooms
- Popular



Property Description

HALL

32' 10" x 8' 8" (10.02m x 2.65m) Great addition to this home, a very unique setup offered by this large hall space. Office area to the rear with door and window to garden. Wood flooring. Radiator. Stairs to first floor. Door to wet room and inner hall.

WET ROOM

6' 2" x 4' 7" (1.90m x 1.40m) Stylish concealed wet room with WC, wash basin and shower. Fully tiled floor & walls. Extractor fan.

MEZZANINE BEDROOM

20' 8" x 8' 8" (6.32m x 2.65m) Great space above the entrance hall. Formerly used as a bedroom. Laminate flooring. Windows to front & rear. Radiator.

INNER HALL

Stairs to first floor.

LOUNGE

15' 5" x 11' 1" (4.70m x 3.40m) Nicely sized lounge with brick built fireplace. Patio doors to rear garden. Laminate floor. Radiator.

KITCHEN

15' 5" x 10' 0" (4.70m x 3.06m) Fitted with cottage style, black coloured, wall & base units. Black quartz shimmer effect work surfaces over with inset butler sink. Range cooker and American fridge/freezer to stay. Laminate flooring. Windows to side & rear. Door to garden. Radiator. Door to utility room.

UTILITY ROOM

9' 2" x 6' 9" (2.80m x 2.06m) Fitted with additional base units. Work surfaces over with inset sink & drainer. Wall mounted boiler. Consumer unit and controls for solar panels.

STUDY

11' 1" x 9' 2" (3.40m x 2.80m) Versatile room with door to front driveway. Laminate flooring. Radiator.

RECEPTION ROOM 4

13' 5" x 11' 4" (4.10m x 3.46m) Another versatile room. Laminate flooring. Bay window to front. Radiator. Door to reception room

RECEPTION ROOM

10' 0" x 9' 10" (3.05m x 3.02m) Another versatile room. Laminate flooring. Window to front. Radiator. Door to reception room.

WC

6' 8" x 4' 5" (2.04m x 1.35m) Fitted with WC and vanity wash basin. Laminate flooring. Window to side. Radiator.

TO THE FIRST FLOOR

LANDING

Doors to three bedrooms and bathroom.

BEDROOM ONE

14' 2" x 11' 10" (4.32m x 3.62m) Spacious main bedroom.

Four fitted wardrobes. Laminate flooring. Window to rear.

Radiator.

BEDROOM TWO

14' 2" x 10' 0" (4.32m x 3.05m) Double bedroom. Laminate

flooring. Window to front. Radiator. Three fitted wardrobes.

BEDROOM THREE

9' 3" x 8' 4" (2.82m x 2.55m) Comfortable single bedroom.

Laminate flooring. Window to side. Radiator.

BATHROOM TWO

8' 3" x 8' 1" (2.54m x 2.48m) Stylish suite comprising;

freestanding bath tub with taps, WC and vanity wash basin.

Non slip flooring. Window to side. Radiator.

TO THE OUTSIDE

TO THE FRONT

Driveway parking for 3 vehicles.

TO THE REAR

Enclosed and private, low maintenance garden. Well

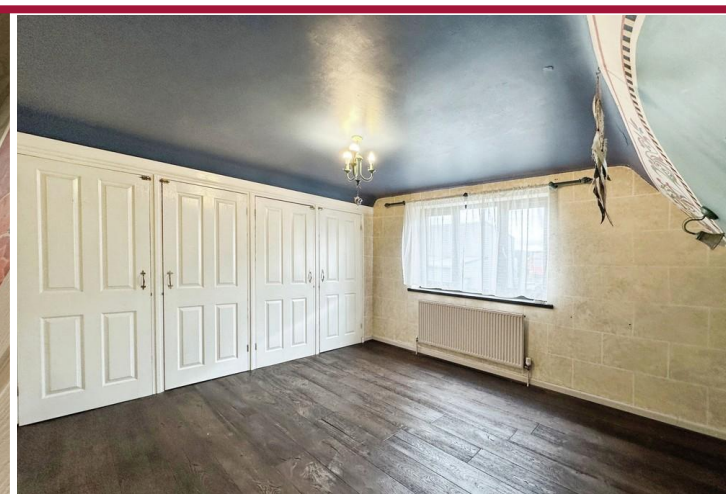
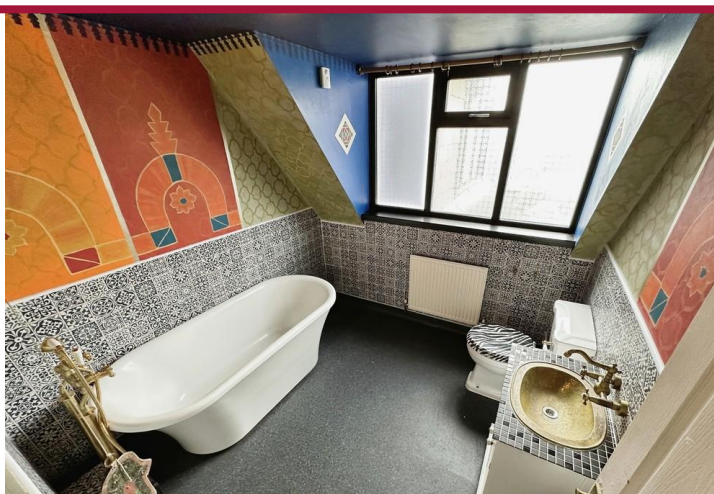
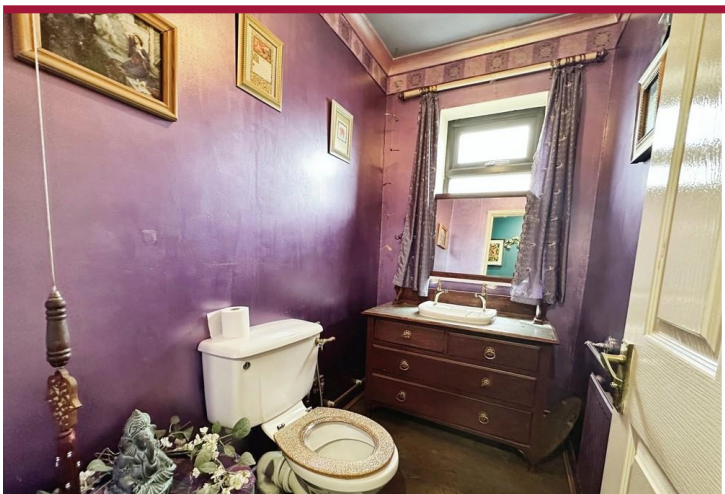
landscaped with patio seating area. Gate to side.

In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the

property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate.

INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.





Tenure

Freehold

Council Tax Band

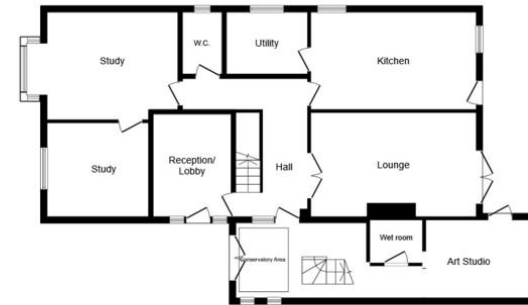
Viewing Arrangements

Strictly by appointment

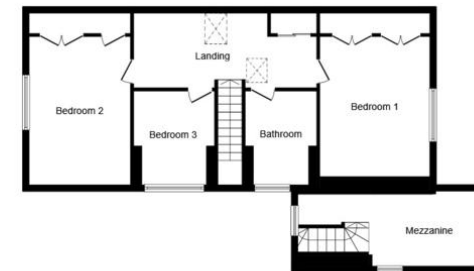
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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements