

# 6 Dan-y-coed, Caerphilly, CF83 1HU



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£675,000**



Detached Bungalow

5

2

2

2

# Property Description

**\*\* NEWLY REFURBISHED AND BEAUTIFULLY PRESENTED THROUGHOUT \*\* FOUR/FIVE BEDROOM DETACHED DORMER BUNGALOW \*\* HIGHLY SOUGHT AFTER RARELY AVAILABLE\*\*NO CHAIN \*\*** A recently refurbished and beautifully presented four/five bedroom detached former bungalow on a quiet no through road. Entrance porch, hallway, spacious lounge, bedroom five/sitting room with Jack & Jill ensuite, modern contemporary fitted Kitchen & family room with bifolding doors to the rear garden. To the first floor are four bedrooms and a family bath & shower room. Gas central heating, double glazing. Large lawned and paved patio rear garden, sizeable lawn to front with driveway to side leading to garage. No Chain. EPC Rating: C

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 1641 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is located in a popular residential area close to local shops and amenities with good transport links nearby. It is a short walk to Caerphilly Town Centre, the historic Caerphilly Castle and all local amenities. Short walk to the golf club and to the station.

## ENTRANCE PORCH

Large covered entrance porchway.

## ENTRANCE HALLWAY

Approached via a composite entrance door leading to the spacious entrance hallway. Staircase to first floor. Low level understairs storage cupboard. Quality tiled flooring. Radiator.

## LOUNGE

14' 5" x 13' 1" (4.40m x 4.01m)

An excellent sized reception with patio doors to the front verandah. Window to side. Quality tiled flooring. Radiator.

## BEDROOM FIVE/SITTING ROOM

13' 11" x 12' 6" (into bay)(4.26m x 3.82m)

A versatile bay fronted room. Additional windows to either side. Quality tiled flooring. Radiator. Door to Jack & Jill ensuite.

## JACK AND JILL ENSUITE

Quality white suite comprising low level wc, vanity wash basin with storage below, corner shower cubicle. Wall tiling to splash back areas. Window to side. Doors to bed 5 and hallway. Black heated towel rail.

## KITCHEN AND FAMILY ROOM

25' 9" x 12' 11" (7.86m x 3.96m)

Newly fitted modern contemporary kitchen well appointed along two sides in quality shaker style fronts with chrome bar handles beneath quartz worktop surfaces. Inset 1.5 bowl stainless steel sink with monoblock mixer tap. Inset four ring 'Bosch' hob with cooker hood above. Integrated 'Bosch' oven and microwave. Integrated fridge freezer. Integrated dishwasher. Matching range of eye level wall cupboards. Island with quartz worktop breakfast bar. Ample space for family seating and dining area. Quality tiled flooring. Trifolding doors to the rear garden. Recessed spotlights. Radiator.

## UTILITY ROOM

13' 1" x 5' 8" (4.00m x 1.74m)

With units and worktops to one side. Inset stainless steel sink. Window to side. Door to rear. Quality tiled flooring. Radiator.

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## FIRST FLOOR

### LANDING

Approached via a full turning staircase leading to the central landing area. Window to front pitch. Eaves storage. Radiator.

### BEDROOM ONE

12' 7" x 11' 2" (3.85m x 3.42m)  
Overlooking the rear garden, a good sized principal bedroom. Radiator.

### BEDROOM TWO

12' 7" x 9' 3" (3.85m x 2.84m)  
Aspect to rear, a good sized second bedroom. Radiator.

### BEDROOM THREE

12' 7" x 9' 6" (3.84m x 2.91m)  
Aspect to rear. Radiator.

### BEDROOM FOUR

13' 6" x 8' 4" (4.13m x 2.56m)  
With window to front pitch. Storage to eaves. Radiator.

### FAMILY BATHROOM

9' 2" x 5' 7" (2.80m x 1.72m)  
Modern white suite comprising low level wc, vanity wash basin with storage below. Panelled bath. Double width shower cubicle with twin shower heads. Tiled splash back. Window to front pitch. Heated towel rail.

## OUTSIDE

### REAR GARDEN

Delightful rear garden comprising large paved patio leading onto a large area of lawn. Access to side.

### FRONT GARDEN

Large area of lawn, low level brick wall and mature shrubs to borders. Long driveway to garage.

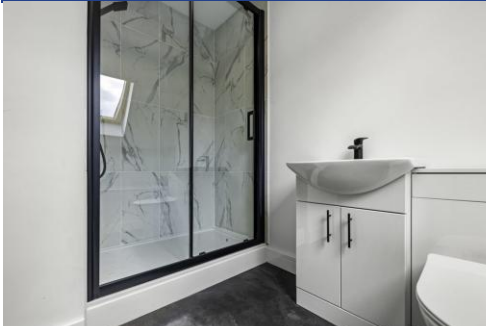
### GARAGE

Large single garage with up and over access door.

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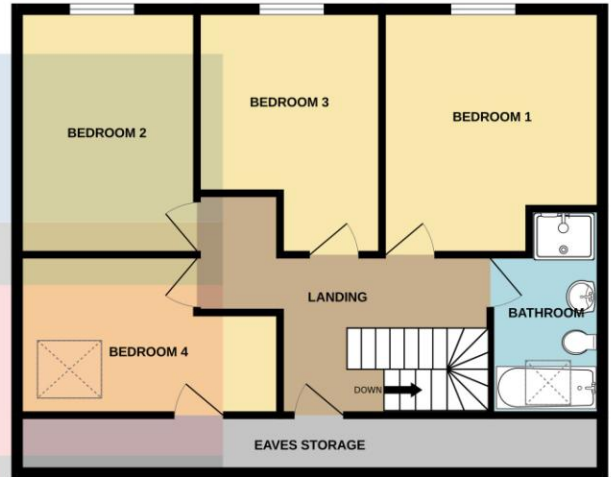


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GROUND FLOOR  
926 sq.ft. (86.1 sq.m.) approx.



1ST FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 1641 sq.ft. (152.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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