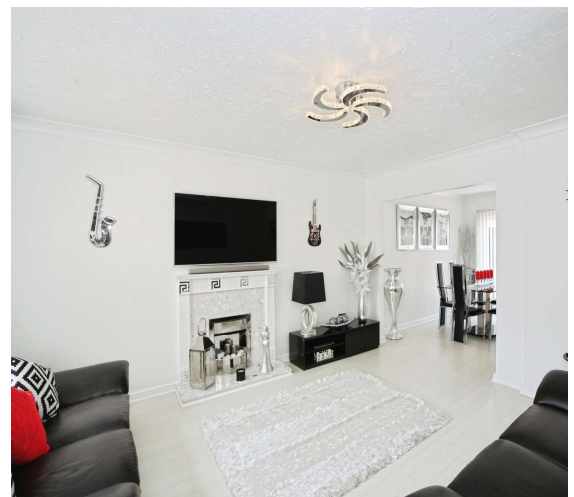




## Cae Nant Gledyr, £350,000

- Situated within a quiet cul-de-sac on the highly sought-after Mountain View development,
- Beautifully presented three-bedroom detached family home
- Driveway & Garage
- Easy reach of excellent local schools, shops, supermarkets and leisure facilities
- Excellent transport links, with convenient



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  2
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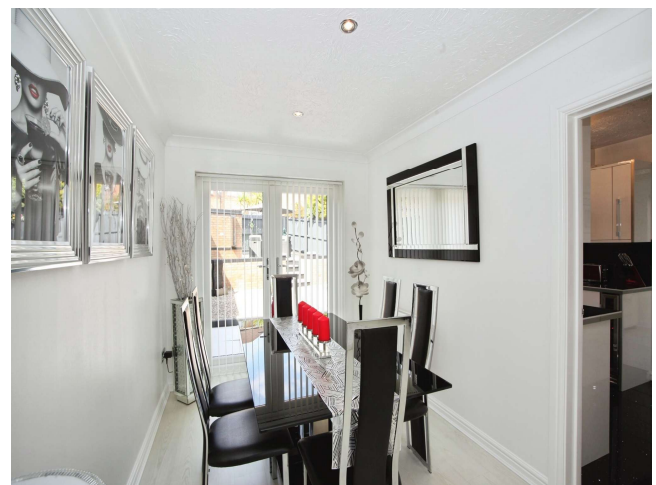
## About the property

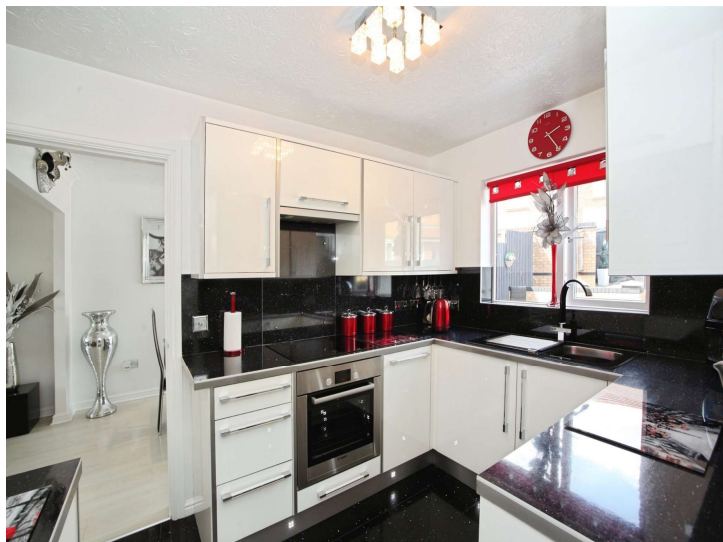
Nestled within a peaceful cul-de-sac in the highly regarded Mountain View development, this exceptional three-bedroom detached residence offers beautifully appointed accommodation, thoughtfully designed for modern family living. Immaculately presented throughout, the property combines generous proportions with stylish interiors, making it an outstanding opportunity in one of Caerphilly's most desirable residential locations.

The welcoming entrance hall sets the tone for the home, leading to a convenient cloakroom/WC and a selection of versatile reception spaces. The elegant principal lounge flows seamlessly into the dining area, creating an ideal setting for both everyday family life and entertaining. A separate sitting room enjoys direct access to the rear garden, providing an additional, flexible living space. The contemporary kitchen has been finished to an excellent standard, featuring a range of sleek fitted cabinetry, quality integrated appliances and ample workspace.

To the first floor, the property offers three well-proportioned double bedrooms, each benefiting from fitted wardrobes. The impressive principal bedroom is complemented by a stylish en-suite shower room, while a beautifully appointed family bathroom serves the remaining bedrooms.

Externally, the property continues to impress. The landscaped rear garden has been thoughtfully designed to create a private and tranquil outdoor retreat, with attractive patio areas perfectly suited to al fresco dining and summer entertaining. To the front, a generous driveway provides off-road parking for multiple vehicles and leads to the attached garage, offering additional storage or secure parking.





## Accommodation

### Location

Mountain View is widely regarded as one of Caerphilly's most sought-after residential addresses, favoured for its peaceful surroundings and excellent convenience. A comprehensive range of local amenities, reputable schools, supermarkets and leisure facilities are all within easy reach, while excellent transport connections, including swift access to the A470 and M4 corridor, make the property an ideal choice for commuters travelling to Cardiff and beyond.

### Hallway

### Wc

### Living Room

14' 9" x 13' 1" ( 4.50m x 3.99m )

### Dining Room

10' 6" x 7' 10" ( 3.20m x 2.39m )

### Kitchen

11' 6" x 7' 10" ( 3.51m x 2.39m )

### Lounge

11' 6" x 7' 7" ( 3.51m x 2.31m )

### Garage

15' 6" x 7' 7" ( 4.72m x 2.31m )

### First Floor Landing

### Bedroom One

10' 10" x 9' 2" ( 3.30m x 2.79m )

### Ensuite

### Bedroom Two

10' 6" x 8' 10" ( 3.20m x 2.69m )

### Bedroom Three

6' 11" x 5' 7" ( 2.11m x 1.70m )

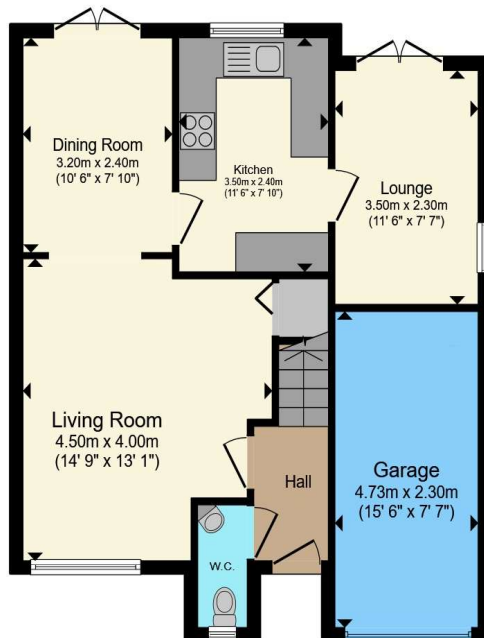
### Bathroom

### Outside

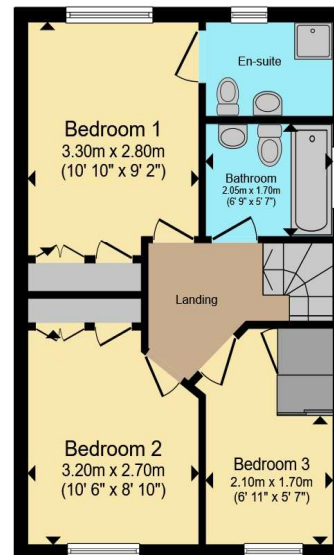
### Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

## Floorplan



**Ground Floor**



**First Floor**

Total floor area 97.1 m<sup>2</sup> (1,045 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.