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CARDIFF

VALE

CAERPHILLY

BRISTOL



*The Walk*

HENGOED



*A must see! An impressive property, on a large plot, with a lovely garden, great parking and a garage. The property has been very well looked after for the duration of ownership is presented beautifully. You really could move straight in. You must come and see this property. Call the office on 029250 499680 and book your viewing today!*

Comments by Mr Ollie Vincent

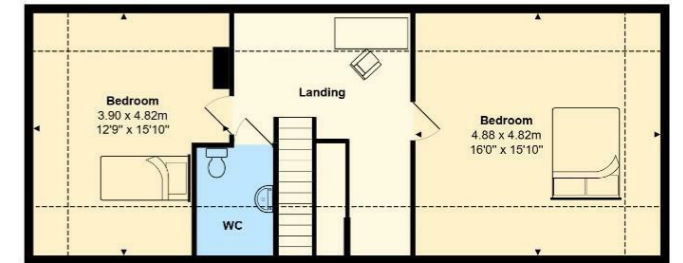
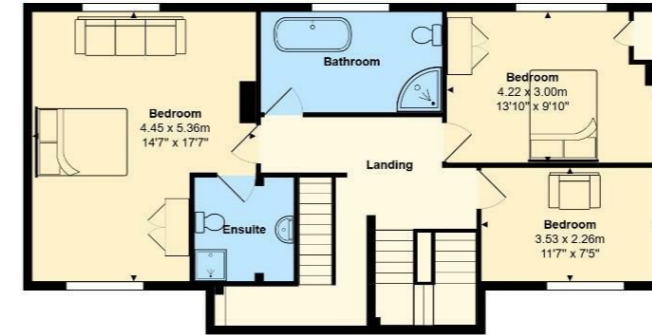


**Property Specialist**

**Mr Ollie Vincent**

Senior valuer

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**The Walk**

Total Area: 221.6 m<sup>2</sup> ... 2386 ft<sup>2</sup>

All measurements are approximate and for display purposes only

*I have been very happy living but it is time to downsize. The garden it is beautiful whatever the season! The neighbours are lovely, they have lived in their house since they were built in the 1960's. We have become good friends and I will miss them very much. I hope the new owners love 'the walk' as much as I have over the years!*

Comments by the Homeowner





# The Walk

*Hengoed, Caerphilly, CF82 7AH*

Asking Price

**£550,000**



5 Bedroom(s)



2 Bathroom(s)



2386.00 sq ft



Contact our

***Brinsons Caerphilly Branch***

029 20867711

Located in the charming area of The Walk, Hengoed, this impressive Victorian detached house offers a perfect blend of classic elegance and modern convenience. Spanning an expansive 2,386 square feet, the property boasts five spacious bedrooms, including a master suite with an additional en-suite bathroom, ensuring comfort and privacy for all family members.

The property boasts a beautiful living room which full of character, ideal for both relaxation and entertaining. The Dining room is another bright and airy space. The heart of the home is undoubtedly the remodelled kitchen, which features bifold doors that seamlessly connect the indoor space to the beautifully designed garden. This outdoor haven is a true delight, showcasing mature trees and shrubs that attract a variety of wildlife throughout the seasons.

The property has been thoughtfully updated, including a new boiler and a stylish bathroom equipped with a walk-in shower and a luxurious roll-top bath. Additionally, the utility room has been remodelled for enhanced functionality, and the loft space has been opened up to create two extra bedrooms and a study, providing ample room for a growing family or those who work from home.

With a garage, summer house, an impressive outside entertaining space and parking available for up to four vehicles, convenience is at your fingertips. The attractive and imposing frontage, complemented by a driveway for three cars, adds to the overall appeal of this residence. Situated in a peaceful area, the home is still within easy reach of local amenities, including supermarkets, shops, and healthcare facilities, ensuring that everything you need is just a stone's throw away.

For those who enjoy the outdoors, lovely walks are right on your doorstep, and excellent rail links to nearby stations make commuting a breeze. This property is an ideal choice for families or anyone seeking a more rural lifestyle. Call the office and book your viewing today!



Hall	to the 2nd Floor
Living Room 14'3" x 17'7" (4.35 x 5.36)	Landing / Office Space
Dining Room 11'6" x 11'5" (3.53 x 3.50)	Bedroom 12'9" x 15'9" (3.90 x 4.82)
Kitchen / Breakfast Room 14'4" x 17'4" (4.39 x 5.30)	W/C
Utility Room	Bedroom 16'0" x 15'9" (4.88 x 4.82)
W/C	<b>Tenure</b> We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
to the 1st floor	<b>Council Tax</b> Band F
Landing	<b>School Catchment</b> Welsh Medium Primary School : Y.G. BRO ALLTA Welsh Medium Secondary School : YSGOL GYFUN CWM RHYMNI English Medium Primary School : YSTRAD MYNACH PRIMARY English Medium Secondary School : LEWIS SCHOOL PENGAM/ LEWIS GIRLS COMPREHENSIVE SCHOOL
Bedroom 14'7" x 17'7" (4.45 x 5.36)	
Ensuite	
Bedroom 13'10" x 9'10" (4.22 x 3.00)	
Bedroom 11'6" x 7'4" (3.53 x 2.26)	









**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

