



MEL JOHN
ESTATE AGENT

56 Hazel Grove | Caerphilly | CF83 3BP

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Thinking of Selling?

100 Brynau Road, Castle Park, Caerphilly, CF83 1PG



Offers Over £330,000

Freehold

- Semi Detached
- 4 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Garage
- Driveway

John Estate Ltd is registered at 56 Hazel Grove, Caerphilly, CF83 3BP. Company No: 10455229

If you have instructed another agent to sell your property and have instructed Mel John Estate Agent to sell your property at the same time, then you could be liable to pay both agents. It is recommended that you check the contract that you have with your current agent



A spacious and well-presented four-bedroom extended semi-detached home, ideally situated in a sought-after cul-de-sac location just a short walk from Caerphilly town centre. With a wide range of local amenities, shops, and well-regarded schools nearby, this property is perfectly suited for family living. Offered with no onward chain, the home provides generous and versatile accommodation throughout. The ground floor comprises an entrance hall, a comfortable lounge, a separate dining room, a fully fitted kitchen, a convenient utility area, a downstairs WC, and access to an integral garage. Upstairs, the property boasts four well-proportioned bedrooms, including a master bedroom with its own en-suite shower room, as well as a modern family bathroom. Externally, the home benefits from an enclosed rear garden ideal for relaxing or entertaining, while the front features a block-paved driveway providing off-road parking and leading to the garage.

Accommodation:

- Entrance Hall:** 5'11" x 6'7"
- Lounge:** 14'11" x 14'4"
- Dining Room:** 20'7" x 8'8"
- Breakfast Area:** 8'6" x 7'11"
- Kitchen:** 10'8" x 6'2" x 6'1" x 15'6"
- Utility Area:** 4'6" x 7'4"
- WC:** 3'5" x 5'5"
- Landing**
- Bathroom:** 6'10" x 5'4"
- Bedroom One:** 10'9" x 14'3"
- En-suite :** 5'9" x 4'4"
- Bedroom Two:** 15'4" x 6'11"
- Bedroom Three:** 11'8" x 8'0"
- Bedroom Four:** 10'10" x 8'8"
- Garage:** 17'2" x 10'4"
- Council Tax Band D**
- Freehold**

