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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Felin fach*

COLLIERY ROAD



*This property is a rare find in a desirable area. With space, charm, and endless potential, it's ideal for those looking to upsize, downsize, or invest in a home they can truly make their own. Embrace the opportunity to create a stunning residence surrounded by the natural beauty and peaceful atmosphere that Bedwas has to offer.*

Comments by Mr Ollie Vincent

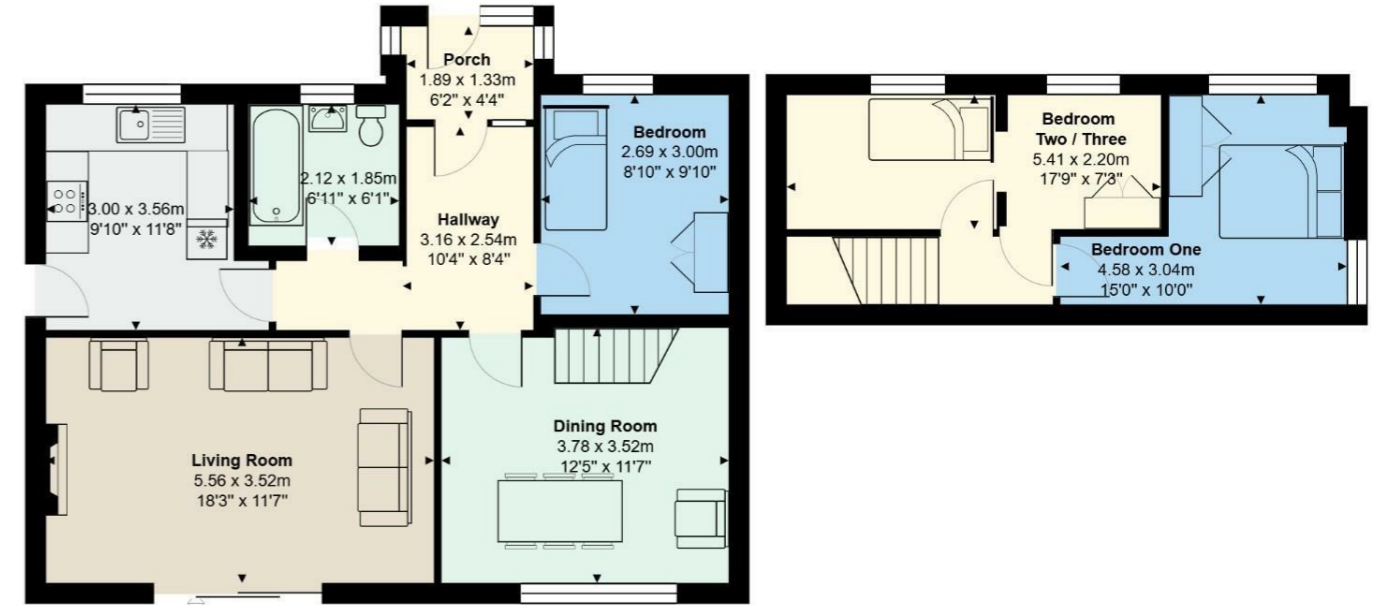


**Property Specialist**

**Mr Ollie Vincent**

Senior valuer

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**Fairview Bungalow, 2, Felinfach, Colliery Road, Bedwas, CF83 8EZ**

Total Area: 91.8 m<sup>2</sup> ... 988 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Comments by the Homeowner





# Felin fach

Colliery Road, Bedwas, CF83 8EZ

Asking Price

£255,000



4 Bedroom(s)



1 Bathroom(s)



988.00 sq ft



Contact our  
**Brinsons Caerphilly Branch**

029 20867711

Situated in the highly sought-after village of Bedwas, this charming four-bedroom semi-detached bungalow on Colliery Road presents a fantastic opportunity to create a beautiful home in a peaceful yet well-connected setting. Offered chain-free, it ensures a smooth and straightforward purchase.

Spanning approximately 988 sq. ft., the property offers generous and versatile living space across two floors. The accommodation includes two reception rooms, a kitchen, a family bathroom, and four bedrooms, making it ideal for a range of buyers.

A standout feature of the home is the impressively spacious lounge, complete with solid oak flooring, a gas fireplace, and French doors that open onto the established rear garden. From here, you can enjoy stunning, uninterrupted views across the surrounding woodland, creating a serene and picturesque backdrop.

The kitchen comes fully equipped with standard white goods, which can remain for prospective buyers, offering added convenience and ease when moving in.

On the ground floor, the first bedroom is generously proportioned. Currently arranged with a single bed, it can easily accommodate a double, providing flexibility for guests, family members, or home office use.

Upstairs, the main bedroom is a well-proportioned double, featuring freestanding furniture and useful storage built into the eaves. The two additional single bedrooms are currently interconnected, forming a larger space that could be ideal as a walk-in wardrobe, dressing room, or creative workspace.

Externally, the property benefits from off-road parking for one vehicle and a mature rear garden that perfectly complements the tranquil woodland setting.

While some modernisation would enhance the home, it offers a superb blank canvas for buyers looking to add their own style and value. With thoughtful updates, this property has the potential to become a truly stunning contemporary home.

Perfect for first-time buyers, downsizers, or anyone seeking a peaceful retreat in



**Entrance Porch 3'6" x 6'2" max (1.07 x 1.89 max)**

**Tenure**

Freehold

**Hallway 10'4" x 8'3" max (3.16 x 2.54 max)**

**School Catchment**

Welsh Medium Primary School : Y.G.G. Y CASTELL  
 Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI  
 English Medium Primary School : BEDWAS INFANTS/BEDWAS JUNIORS  
 English Medium Secondary School : BEDWAS HIGH SCHOOL

**Downstairs Bedroom 8'9" x 9'10" (2.69 x 3.00)**

**Dining Room 12'4" x 11'6" (3.78 x 3.52)**

**Living Room 18'2" x 11'6" (5.56 x 3.52)**

**Kitchen 9'10" x 11'8" max (3.00 x 3.56 max)**

**Bathroom 6'11" x 6'0" (2.12 x 1.85)**

**Bedroom Two/Three 17'8" x 7'2" max (5.41 x 2.20 max)**

**Bedroom One 15'0" x 9'11" max (4.58 x 3.04 max)**

**Council Tax**

Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

