



**Edwards & Co**  
property sales & lettings

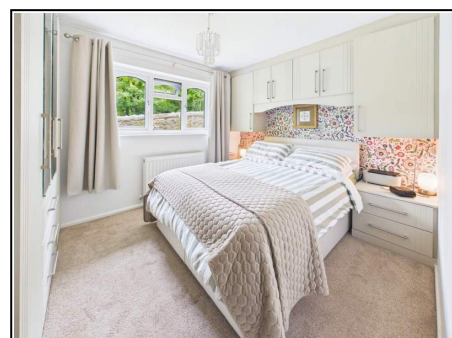
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Parc Y Nant  
Nantgarw  
Caerphilly  
CF15

Guide price £380,000 to £390,000



- Superb and spacious, extended 3 bedroom detached bungalow
- Excellent size principal reception room
- Recently renovated dining room
- Completely re-modelled modern fitted kitchen + utility space
- 3 sizeable double bedrooms
- Shower room with w/c + separate w/c
- Well maintained garden mainly laid to lawn with sitting area
- Ample driveway + detached garage with power
- Secluded cul de sac location + easy access to Cardiff and M4
- ABSOLUTELY SUPEB - MUST BE VIEWED



Ref: PRA53529

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Guide price £380,000 to £390,000 - Beautifully presented, extensively re-furnished and re-modelled 3 double bedroom detached bungalow in Nantgarw\* Edwards and Co are delighted to offer for sale this superb property located in the secluded Parc Y Nant cul de sac. The property offers 3 excellent sized bedrooms, recently fitted modern kitchen, renovated dining room, large principal reception room, shower room/wc and separate w/c. To the outside is ample driveway parking (with additional parking space/motorhome parking), private and secluded gardens, summer house and detached garage. The property is within a short drive to the A470 providing easy access to Cardiff and the M4. MUST BE VIEWED TO BE FULLY APPRECIATED.

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### Driveway & Front Entrance

Ample tarmacadam driveway with parking to both sides of property, leading to the detached garage. Side access to rear garden.

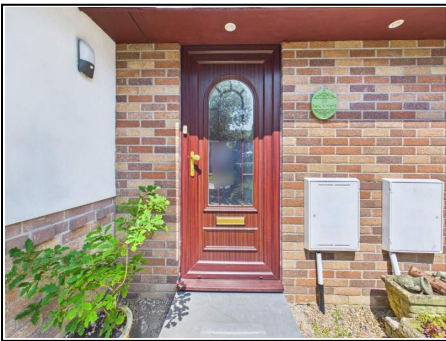
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### Front & Entrance

Front entrance with gate leading to rear garden and side entrance.

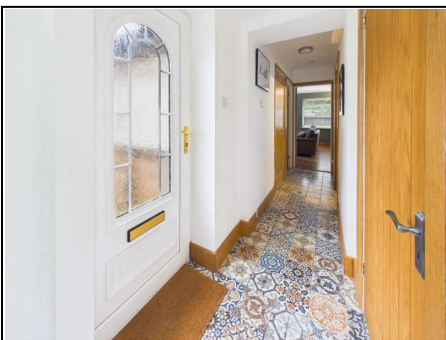
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### Entrance to property

Well maintained front door leading into property.

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### Entrance Hallway

Bright entrance hallway leading to the kitchen, dining room, w/c and principal reception room. Large storage cupboard. Window to side aspect.

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## Entrance Hallway 2

As depicted.



## Side Entrance

From entrance hallway leading to kitchen. Door to side access.



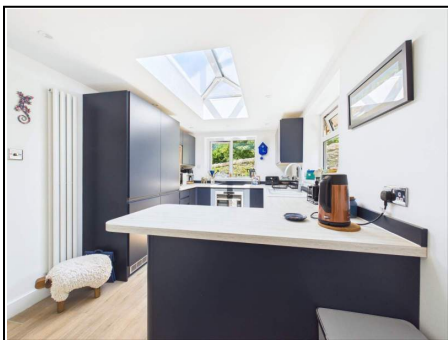
## Kitchen

Modern kitchen. Ample base and eye level units with worktop space. 1 and a half bowl sink drainer unit. Integrated dishwasher, fridge freezer, electric oven and hob. Windows overlooking private garden and side aspect.



## Kitchen Second Angle

Recently renovated kitchen open to dining room, utility area.



## Kitchen Third Angle

As depicted.



## Dining Room

Sizeable dining room with doors to kitchen and entrance hallway. Shelving and useful cupboard space.

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## Dining Area

As depicted.

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## Separate WC

Convenient ground floor facility. W/c and wash hand basin with mixer tap.

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## Bedroom 2

An excellently proportioned second double bedroom. Large window to front aspect, carpeted flooring.

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## Principal Reception Room

A spacious and bright principal reception room. Large window to side aspect, bay window to front aspect. Log burner set on slate hearth. Laminate flooring.

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## Principal Reception Room Second Angle

As depicted.



## Principal Reception Room Third Angle

As depicted.



## Inner Hall

Wooden door leads into inner hallway with additional doors to shower/wc, bedroom 1 and bedroom 3. Laminate flooring, loft hatch access.



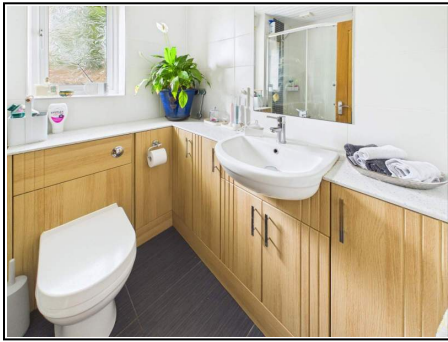
## Bedroom 1

A generously proportioned and well presented double bedroom with fitted wardrobes and over-bed storage and side storage. Large window overlooking the rear garden, carpeted floor.



## Bedroom 3

Bedroom 3 provides for a sizeable bedroom which is currently used as a dressing room/office. Window overlooking rear garden. Fitted wardrobes.



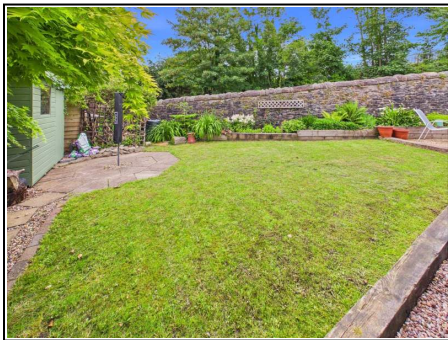
## Shower Room

Contemporary shower room/wc comprising of shower cubicle with glazed door, close coupled wc inset into vanity storage unit with white wash hand basin and white work surfaces. Tiled walls, ceiling light and double glazed window with obscured glazing.



## Shower Room 1

As depicted.



## Rear Garden

A beautifully presented and very private rear and side garden laid mainly laid to lawn with clearly defined borders with stone walls and shrubs. Sitting area overlooking rear garden and terraced sitting area to side.



## Rear Garden 1

As depicted.



## Rear Garden 2

Pleasant sitting area overlooking rear garden.



## Sitting Area

Terraced sitting area to side aspect.

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## Driveway

Ample driveway parking to side of property or in front of detached garage.

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## Detached Garage

Detached, brick built garage with power door, power and light. Driveway parking area.

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## Agents Opinion

This detached bungalow is truly well presented set in a quiet cul de sac in close proximity to amenities and travel links. With recent renovation work to the kitchen and dining room this property is truly move in ready and benefits from ample living space. The garden has been well maintained mainly laid to lawn with shrubbery and separate seating areas. With ample driveway and a garage this bungalow is really a property to be viewed early.

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## Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

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## Anti Money Laundering

**MONEY LAUNDERING REGULATIONS:** All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

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## Services

Mains electricity, mains gas, mains drainage, mains water

EPC Rating:63

## Tenure

We are informed that the tenure is Freehold

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Council Tax


Band Not Specified

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>105</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.