



**Cwm Darran Place
Bargoed, CF81 9GA**

Offers in Excess of £300,000

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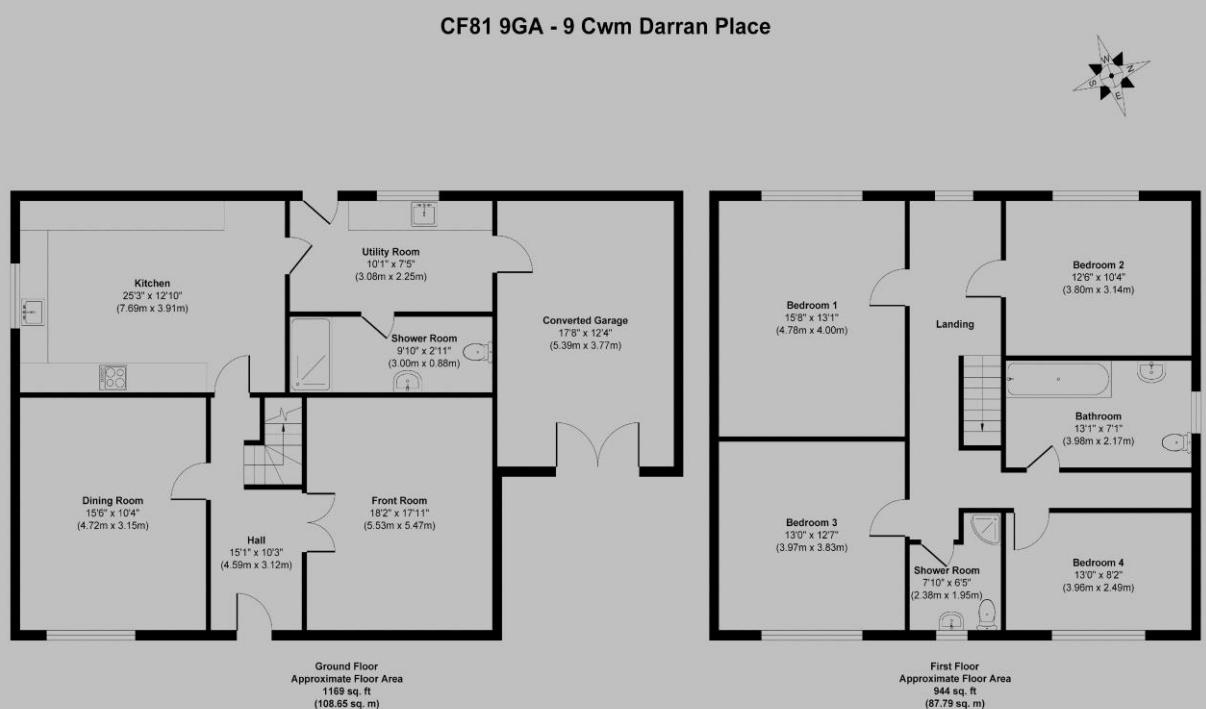
MAIN FEATURES:

- Well Presented Elevated Detached House
- Good Size Fitted Kitchen with Separate Utility Room
- Lounge & Formal Dining Room
- Ground Floor Shower Room
- Master Bedroom with En-suite
- Three Further Double Bedrooms & Good Size Family Bathroom/WC Comprising a Four Piece Suite



Discover this well-presented, elevated detached home in the sought-after Cwm Darran Place, a property that offers generous space, modern comfort, and immediate availability with no onward chain, making it truly ready to move in. Inside, the home features a good-size fitted kitchen complemented by a separate utility room, ideal for family living. The light and airy lounge flows through to a formal dining room, perfect for entertaining. A convenient ground floor shower room adds practicality, while the converted garage offers a valuable additional reception room — ideal as a playroom, home office, or snug. Upstairs, the master bedroom benefits from an en-suite, accompanied by three further well-proportioned bedrooms and a spacious family bathroom/WC, providing excellent accommodation for growing families. Outside, the elevated position offers a pleasant outlook, with ample off-road parking enhancing daily convenience.

Deri is a welcoming village bordered by stunning valleys scenery, offering access to Cwm Darran Country Park, perfect for walking, cycling, and family days out. Local amenities, primary schooling, and excellent transport links make this an ideal place to settle while enjoying the peace and beauty of the surrounding landscape. A superb opportunity not to be missed.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Viewings: By appointment.

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We're Open:

8am – 8pm 7 days a week

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