44 Dol-Y-Pandy

Bedwas, Caerphilly, CF83 8HP

Asking Price £365,000

HARRIS & BIRT

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Situated in the popular area of Dol-Y-Pandy, Bedwas, Caerphilly, this executive detached house offers a perfect blend of comfort and space for family living. With four generously sized bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

Upon entering, you are greeted by an open plan living room, kitchen and dining room, providing ample space for entertaining guests or enjoying quiet family evenings. The layout of the house promotes a warm and welcoming atmosphere, with an additional family room off the kitchen/ dining area which could be utilised as a home office or play room.

The property boasts a modern family bathroom and an ensuite shower room to the principle bedroom, ensuring convenience for busy mornings and providing a private retreat for unwinding after a long day. Each bedroom is designed to offer a peaceful sanctuary, with plenty of natural light and room for personal touches.

Situated in a desirable location, this home benefits from the tranquillity of suburban living while remaining within easy reach of local amenities and transport links. The surrounding area is known for its community spirit and picturesque landscapes, making it an excellent choice for families and individuals alike.
The property also benefits from a utility room, ground floor wc, integral garage with access from the hallway and a modern urban rear garden.

Accommodation

Ground Floor

Entrance Hallway 6'0" x 11'5" (1.83m x 3.48m)
Entered via a UPVC, obscure double glazed front door, with obscure double glazed side windows, wood flooring, skirting boards, understairs storage cupboard, coving, spindle balustrade and newel post, fitted carpet to to stairs leading to the first floor. Doors leading to;

Living Room 10'0" x 15'2" (3.05m x 4.62m)
Wood effect soft cushion vinyl flooring, skirting boards, coving, UPVC double glazed bay window to the front aspect. Opening to;

Kitchen / Dining Room 10'3" x 12'1" - 9'3" x 10'1" (3.12m x 3.68m - 2.82m x 3.07m)
Wood effect soft cushion vinyl flooring, skirting boards, coving, high gloss wall and base units, wood effect roll top worksurface, stainless stell sink and draining board with chrome mixer tap, four ring stainless steel gas hob, glass splashback, stainless steel extractor fan, integrated fan assisted oven, integrated fridge / freezer, space for a dishwasher, breakfast bar area, UPVC double glazed window to the rear aspect, doors to;

Playroom 10'3" x 11' 1" (3.12m x 3.35m 0.30m)
Wood effect soft cushion vinyl flooring, skirting boards, coving, UPVC double glazed to the rear aspect and UPVC double glazed French doors to the side.

Utility Room 5'2" x 6'11" (1.57m x 2.11m)
Wood effect soft cushion vinyl flooring, skirting boards, coving, high gloss wall and base units, wood effect roll top worksurface, tiled splashback, space and plumbing for a washing machine, space for a tumble dryer, UPVC partial double glazed door to the rear.

WC 5'2" x 2'10" (1.57m x 0.86m)
Wood effect soft cushion vinyl flooring, skirting boards, corner wall mounted wash hand basin, low level WC, obscure UPVC double glazed window to the side.

First Floor

Landing 9'9" x10'1" (2.97m x3.07m)
Fitted carpet, skirting boards, access hatch to loft space, storage cupboard. Doors leading to;

Master Bedroom 10'5" x 13'5" (3.18m x 4.09m)
Wood effect soft cushion vinyl flooring, skirting boards, built in wardrobe, UPVC double glazed window to the front aspect. Door to:

Ensuite 6'5" x 5'0" (1.96m x 1.52m)
Wiled floor, tiled walls, pedestal wash hand basin, shaver power points, corner shower cubical with chrome shower attachment over, low level WC, wall mounted towel radiator, obscure UPVC double glazed window to the front aspect.

Bedroom Two 10'6" x 8'0" (3.20m x 2.44m)
Wood flooring, skirting boards, built in wardrobes, UPVC double glazed window to the rear aspect.

Bedroom Three 12'6" x 8'0" (3.81m x 2.44m)
Wood effect flooring, skirting boards, built in wardrobe, UPVC double glazed window to the rear aspect.

Bedroom Four 8'6 x 8'7" (2.59m x 2.62m)
Wood effect flooring, skirting boards, built in wardrobe, UPVC double glazed window to the front aspect.

Bathroom 8'6" x 6'6" (2.59m x 1.98m)
Vinyl flooring, panelled bath with chrome mixer tap, pedestal wash hand basin, low level WC, shaver power points, partial tiled walls, obscure UPVC double glazed window to the side aspect.

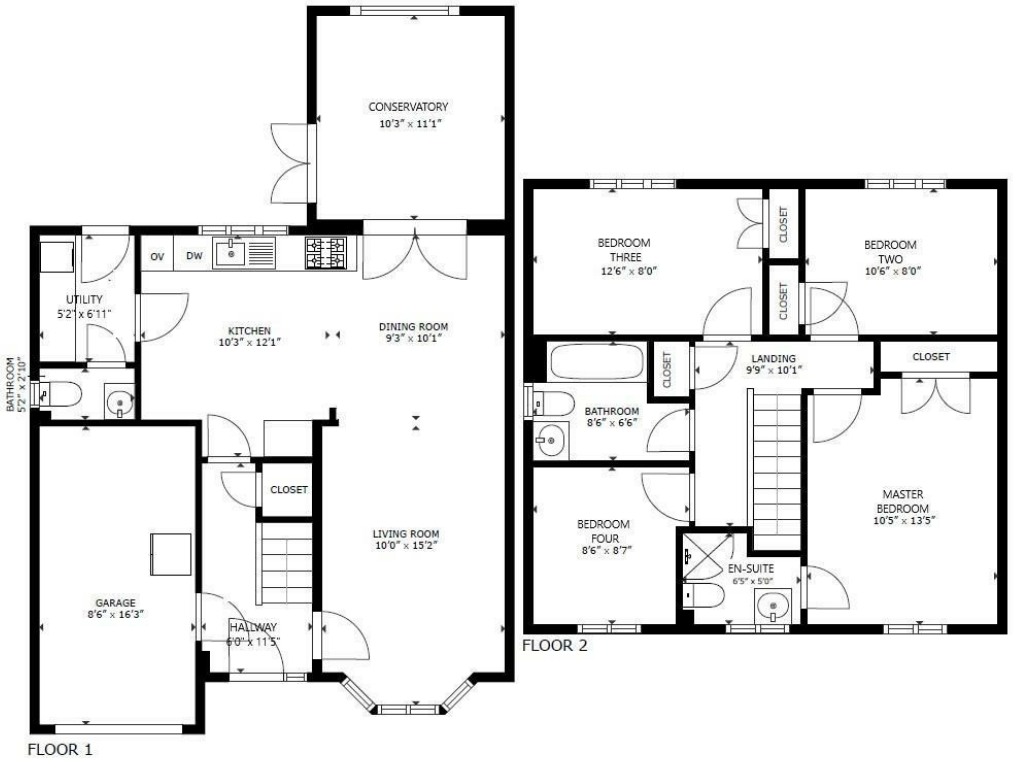
Outside
Driveway to the front leading to an integral garage, side boarders and pedestrian gate leading to the rear garden. Rear garden with patio area, decked area, artificial lawn area.

Garage
Integral garage, with an up and over door, power points and lighting. Door to the entrance hallway.

Services
Mains water. Mains drainage. Mains gas. Mains electric.

Directions
From our office on Caerphilly Road turn right onto Caerphilly Road Head North
Once on Caerphilly Mountain turn right onto the B4263
Continue through Caerphilly town centre onto Castle St/B460
Then turn right onto Ton-Y-Felin Rd/B4600
At the roundabout, take the 3rd exit onto Bedwas Rd/A468
Turn left onto Greenway
Turn right to stay on Greenway
At the roundabout, take the 1st exit onto Pandy Rd
Turn right onto Dol Y Pandy
Continue straight to stay on Dol Y Pandy
Destination will be on the right

Isla



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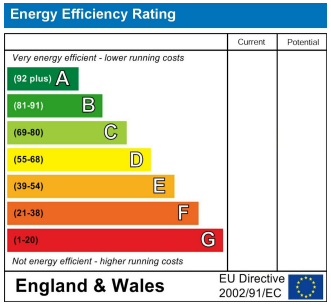
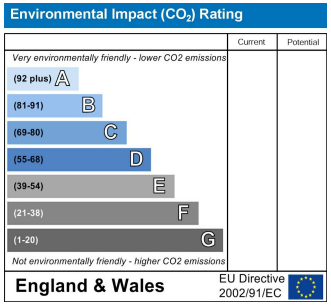
GROSS INTERNAL AREA
FLOOR 1: 620 sq. ft, FLOOR 2: 600 sq. ft
TOTAL: 1,220 sq. ft
EXCLUDED AREA: GARAGE 138 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





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