

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Llwybr I Coetir

WAUN DRAW



This beautifully presented three-bedroom detached residence offers generous proportions, refined living spaces, and an enviable location close to the town centre. Immaculately presented throughout, the property is ready to move straight in. It has been looked after very well throughout ownership!

Comments by Mr Ollie Vincent



Property Specialist

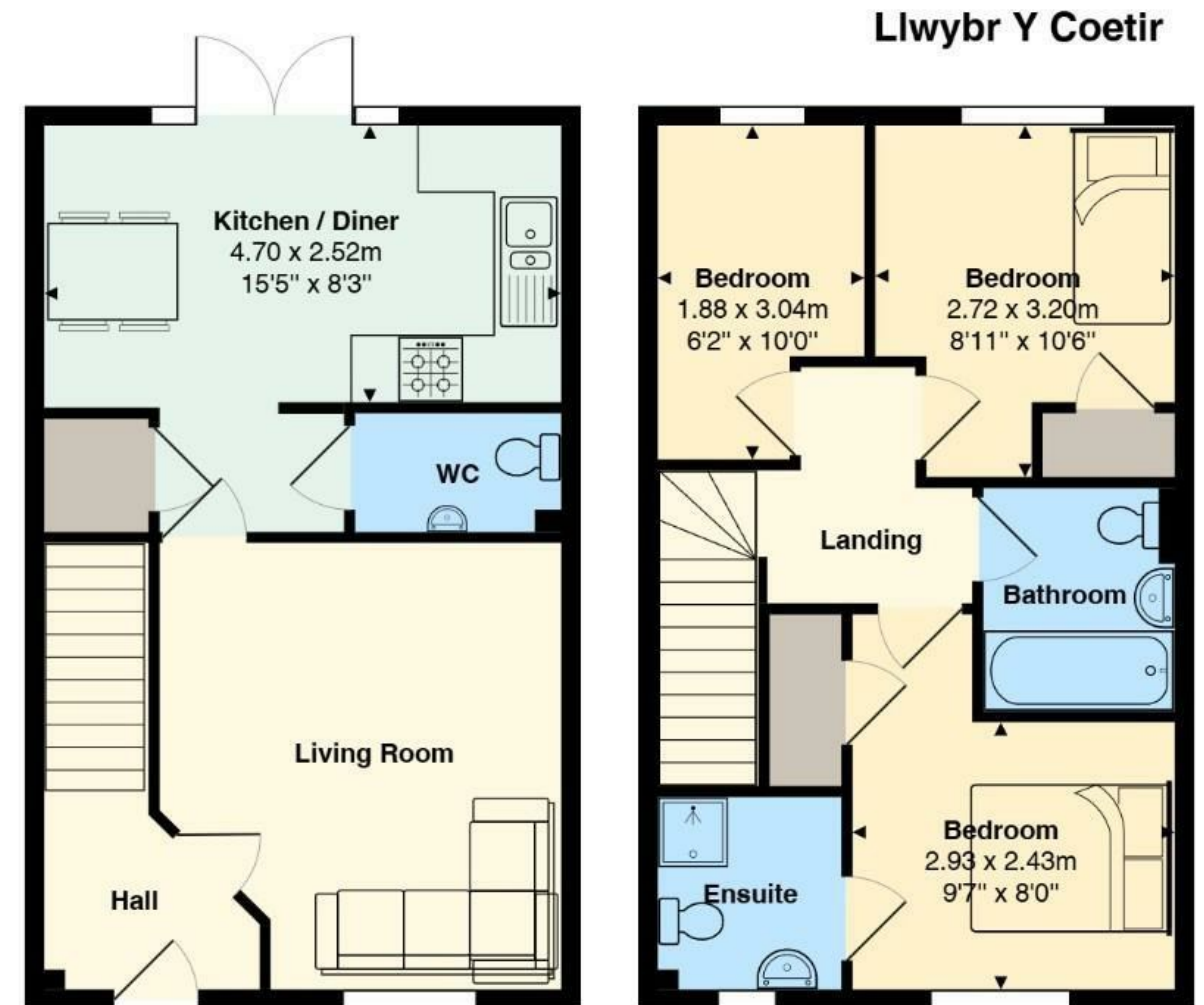
Mr Ollie Vincent

Senior valuer

ollie.vincent@jeffreygross.co.uk

We have loved living here. Its a great residential area, and the neighbours have been wonderful.. We've enjoyed many years here, and we hope any new buyers will find the same!

Comments by the Homeowner



Total Area: 73.8 m² ... 795 ft²

All measurements are approximate and for display purposes only



Llwybr Y Coetir

Waun Draw, Caerphilly, CF83 3SS

Asking Price

£290,000



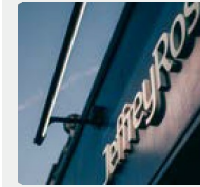
3 Bedroom(s)



2 Bathroom(s)



795.00 sq ft



Contact our
Brinsons Caerphilly Branch
029 20867711

Beautifully Presented Three-Bedroom Detached Family Home

Situated in the sought-after location of Llwybr Y Coetir, Caerphilly, this beautifully presented three-bedroom detached home offers stylish, move-in-ready accommodation, perfect for families, first-time buyers or anyone looking for a home that has been lovingly maintained throughout.

From the moment you arrive, it is clear that this property has been exceptionally well cared for by the current owners. Immaculately presented throughout, the home is ready for its new owners to simply unpack and enjoy.

The ground floor offers a welcoming entrance leading into a spacious and comfortable reception room, providing the perfect space for relaxing with family or entertaining guests. The well-planned layout creates a wonderful flow throughout the home, while the convenient downstairs W/C adds practicality for everyday living.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom benefitting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, making this an ideal home for growing families.

Externally, the property continues to impress with a private driveway providing off-road parking for two vehicles. The surrounding area is popular for its attractive setting, family-friendly atmosphere and excellent access to local amenities, schools and transport links.

Combining immaculate presentation, spacious accommodation and a desirable location, this fantastic detached home offers an excellent opportunity for buyers looking for a property they can move straight into. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.



Hall	School Catchment Welsh Medium Primary School : Y.G.G. CAERFFILI Welsh Medium Secondary School : Y GWYNIDY - YSGOL GYFUN CWM RHYMNI English Medium Primary School : PLASYFELIN PRIMARY English Medium Secondary School : BEDWAS HIGH SCHOOL
Living Room	
Kitchen / Diner 15'5" x 8'3" (4.70 x 2.52)	
W/C	Council Tax Band D
to the first floor	Tenure We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Landing	
Bedroom 1 9'7" x 7'11" (2.93 x 2.43)	
Ensuite	
Bedroom 8'11" x 10'5" (2.72 x 3.20)	
Bedroom 6'2" x 9'11" (1.88 x 3.04)	
Bathroom	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

