



26 Tollgate Close | | Caerphilly | CF83 3AY

This delightful semi-detached bungalow in a peaceful cul-de-sac near Caerphilly offers ample living space with three double bedrooms, a modern kitchen, a spacious reception room with garden access, and a private south-facing garden, making it an ideal family home in a sought-after location.

£325,000

- PEACEFUL CUL-DE-SAC LOCATION
- CLOSE TO CAERPHILLY AMENITIES
- GOOD SIZE FAMILY LOUNGE
- SOLID OAK KITCHEN
- THREE DOUBLE BEDROOMS



Property Description

Presenting for sale a delightful semi-detached bungalow, situated in a highly sought after and peaceful cul-de-sac location, within close proximity to Caerphilly. This property, in lovely condition, would make an ideal home for families, boasting ample living space and comfortable amenities.

The property comprises of three double bedrooms, family bathroom, a spacious reception room, and a well-equipped kitchen. The inviting master bedroom features built-in wardrobes, a walk-in closet, built-in storage, carpeted flooring, and an en-suite bathroom, providing a private sanctuary within the home. The room is bright and well-ventilated, courtesy of the two large windows. The second and third bedrooms are equally spacious, featuring double beds and laminate flooring. The second bedroom boasts a large window while the third bedroom is highlighted by a beautiful bow window, both allowing plenty of natural light to stream in.

The family bathroom is tastefully decorated with half and half clad and panelled walls as well as vinyl flooring. The presence of an over-the-bath shower adds to the functionality of the space. The solid oak kitchen units in the kitchen add to its elegance. With a Smeg induction 5 burner cooker, under the unit lights, and an integrated microwave, it is a true delight for those who enjoy cooking. The kitchen also features easy-to-maintain laminate flooring.

The reception room, with laminate flooring, offers plenty of space for relaxation or entertaining. A feature fireplace with an optimistic electric fire and a solid oak mantle adds a touch of warmth and character to the room. The reception room also provides access to the garden through patio doors, creating a seamless indoor-outdoor living experience.

The property benefits from an Energy Performance Certificate (EPC) rating of 'C', indicating a good level of energy efficiency. The exterior of this home is equally impressive. Driveway

parking can accommodate at least four cars, with mature bushes adding a level of privacy. The south-facing, private enclosed rear garden is a real gem, complete with a patio seating area and a laid-to-lawn section surrounded by mature trees and bushes. Additionally, there is garage access from the garden, a garage with power, light, and an up-and-over door, plus outdoor power and an outdoor tap.

In summary, this semi-detached bungalow offers a rare combination of comfort, convenience, and location, making it a fantastic opportunity for those looking to settle in a quiet, yet accessible area.

In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their

solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate.

INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.

HALLWAY

LOUNGE

13' 10" x 11' 11" (4.24m x 3.64m)

KITCHEN

13' 11" x 7' 11" (4.26m x 2.42m)

BEDROOM ONE

18' 4" x 14' 9" (5.59m x 4.51m)

EN-SUITE

8' 0" x 5' 1" (2.45m x 1.56m)

BEDROOM TWO

11' 8" x 9' 3" (3.56m x 2.84m)

BEDROOM THREE

10' 6" x 9' 1" (3.21m x 2.78m)

BATHROOM

7' 5" x 5' 1" (2.27m x 1.55m)

TO THE FRONT

laid to lawn frontage with mature trees and bushes. Driveway parking for at least four cars.

TO THE REAR

Private and enclosed garden. South facing, all day sun. Patio seating area and laid to lawn section with mature trees and bushes. Garage side door access. Out door power sockets and outdoor water tap.

GARAGE

18' 7" x 9' 0" (5.67m x 2.75m) Single garage access via up and over door and side door. Ideal storage area or additional parking. Garage has power and light.

Kind Regards

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Tenure

Freehold

Council Tax Band

Viewing Arrangements

Strictly by appointment

Contact Details

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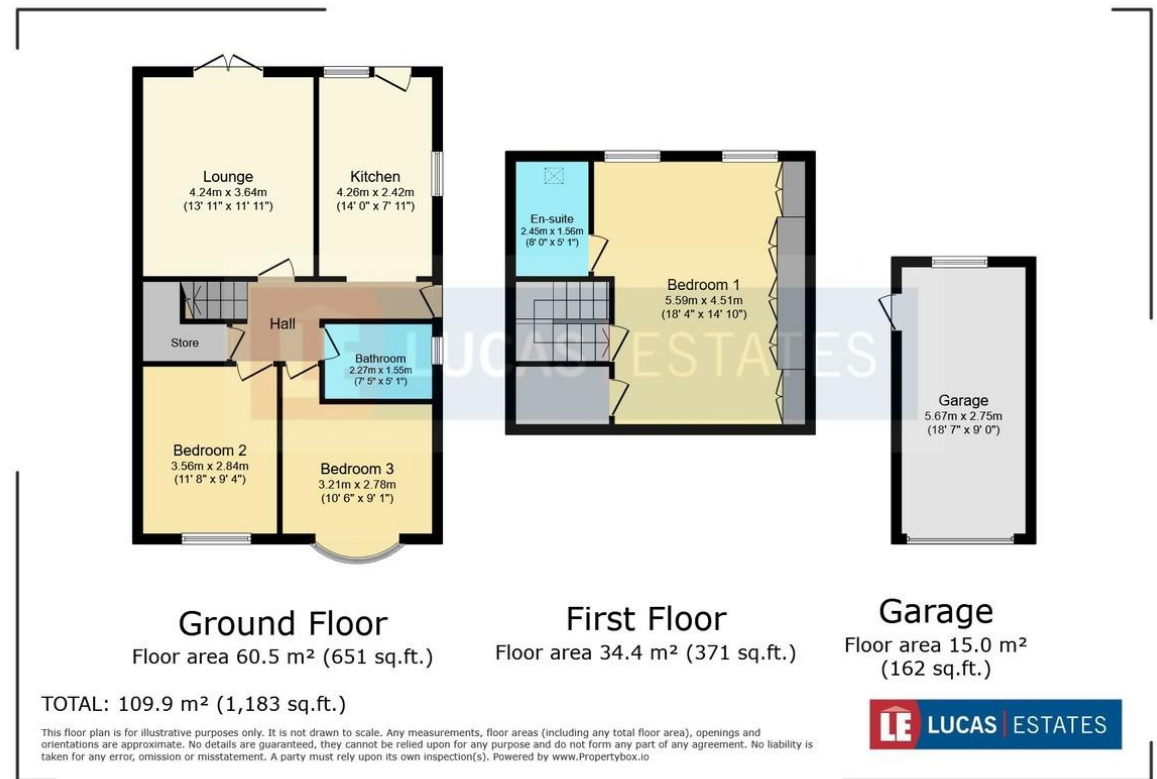
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements