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CARDIFF

VALE

CAERPHILLY

BRISTOL



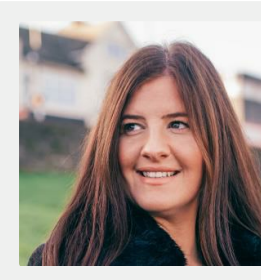
Ad-y-Bryn

ENERGLYN



A rare opportunity to acquire a spacious and beautifully maintained four-bedroom detached dormer bungalow, set within generous south-facing gardens and featuring a swimming pool and bar, in the highly sought-after Ael-Y-Bryn area of Caerphilly.

Comments by Lauren Williams



Property Specialist
Lauren Williams
Sales Negotiator

lauren.williams@brinsons.co.uk

Ael-Y-Bryn



Total Area: 180.8 m² ... 1946 ft²

All measurements are approximate and for display purposes only.

We have lived here for the past 23 years and it has been a wonderful family home. The neighbourhood is lovely, the south-facing garden has been a real pleasure, and our children absolutely loved spending time in the pool.

As we now look to downsize, we leave with many happy memories and hope that whoever makes this house their home will enjoy it as much as we have.

Comments by the Homeowner





Ael-Y-Bryn

Energlyn, Caerphilly, CF83 2QX

Asking Price

£525,000



4 Bedroom(s)



2 Bathroom(s)



1946.00 sq ft



Contact our
Brinsons Caerphilly Branch
029 20867711

Nestled within the peaceful and highly sought-after area of Ael-Y-Bryn, Caerphilly, this impressive four-bedroom detached dormer bungalow offers an exceptional blend of space, comfort and lifestyle. Extending to approximately 1,946 sq ft, this beautifully maintained home is perfectly suited to growing families and those seeking versatile living accommodation.

The property boasts two generous reception rooms, providing ample space for both everyday family life and entertaining guests. The well-appointed kitchen and living areas create a welcoming atmosphere throughout, while the family bathroom, en-suite shower room and convenient ground-floor WC ensure practicality for modern living.

Each of the four bedrooms offers comfortable and flexible accommodation, with plenty of natural light and space to create peaceful retreats for all members of the family.

Outside, the property truly comes into its own. Set within substantial south-facing gardens, the grounds provide an ideal setting for outdoor living and relaxation. A standout feature is the heated swimming pool, accompanied by a fully functioning bar area, creating the perfect environment for summer entertaining, family gatherings and making lasting memories.

To the front, there is ample off-road parking for up to three vehicles, with a garage and workshop.

Having been a much-loved family home for the past 23 years, the property has provided countless happy memories. The current owners have particularly enjoyed the quiet neighbourhood, the sunny south-facing garden and watching their children grow up enjoying the pool. As they now look to downsize, they hope the next owners will love and cherish this special home as much as they have.

Ideally positioned within a quiet residential setting, the property benefits from excellent local schools, convenient transport links and easy access to the amenities of Caerphilly, making it an outstanding choice for families.



Cloakroom	Storage
Hall	Landing
Living room 14'2" x 16'4" (4.33 x 5.00)	Bathroom
Dining Room 10'8" x 11'8" (3.26 x 3.56)	Bedroom 19'1" x 9'10" (5.82 x 3.01)
Kitchen 10'3" x 10'8" (3.13 x 3.27)	Garden Room 12'7" x 19'2" (3.84 x 5.86)
Utility room	Garage/ Workshop
WC	WC
Conservatory	Tenure
Wardrobe 9'6" x 10'0" (2.92 x 3.07)	Freehold
Bedroom 11'10" x 9'8" (3.63 x 2.95)	Council Tax
Bedroom 11'10" x 8'7" (3.63 x 2.64)	Band E
Bedroom 10'2" x 9'4" (3.12 x 2.87)	These are the Schools for your Catchment Area
	Welsh Medium Primary School : YSGOL IFOR BACH Welsh Medium Secondary School : Y GWYNIDY - YSGOL GYFUN CWM

RHYMNI
English Medium Primary School : PLASYFELIN PRIMARY
English Medium Secondary School : BEDWAS HIGH SCHOOL









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

