

CAERPHILLY'S HOME FOR  
**STYLISH SALES  
& LETTINGS**

**BRINSONS**



**FELIN FACH  
BEDWAS**

**ENTRANCE PORCH**

1.07 x 1.89 max (3'6" x 6'2" max)

**HALLWAY**

3.16 x 2.54 max (10'4" x 8'3" max)

**DOWNSTAIRS BEDROOM**

2.69 x 3.00 (8'9" x 9'10")

**DINING ROOM**

3.78 x 3.52 (12'4" x 11'6")

**LIVING ROOM**

5.56 x 3.52 (18'2" x 11'6")

**KITCHEN**

3.00 x 3.56 max (9'10" x 11'8" max)

**BATHROOM**

2.12 x 1.85 (6'11" x 6'0")

**BEDROOM TWO/THREE**

5.41 x 2.20 max (17'8" x 7'2" max)

**BEDROOM ONE**

4.58 x 3.04 max (15'0" x 9'11" max)

**COUNCIL TAX**

Band C

**TENURE**

Freehold

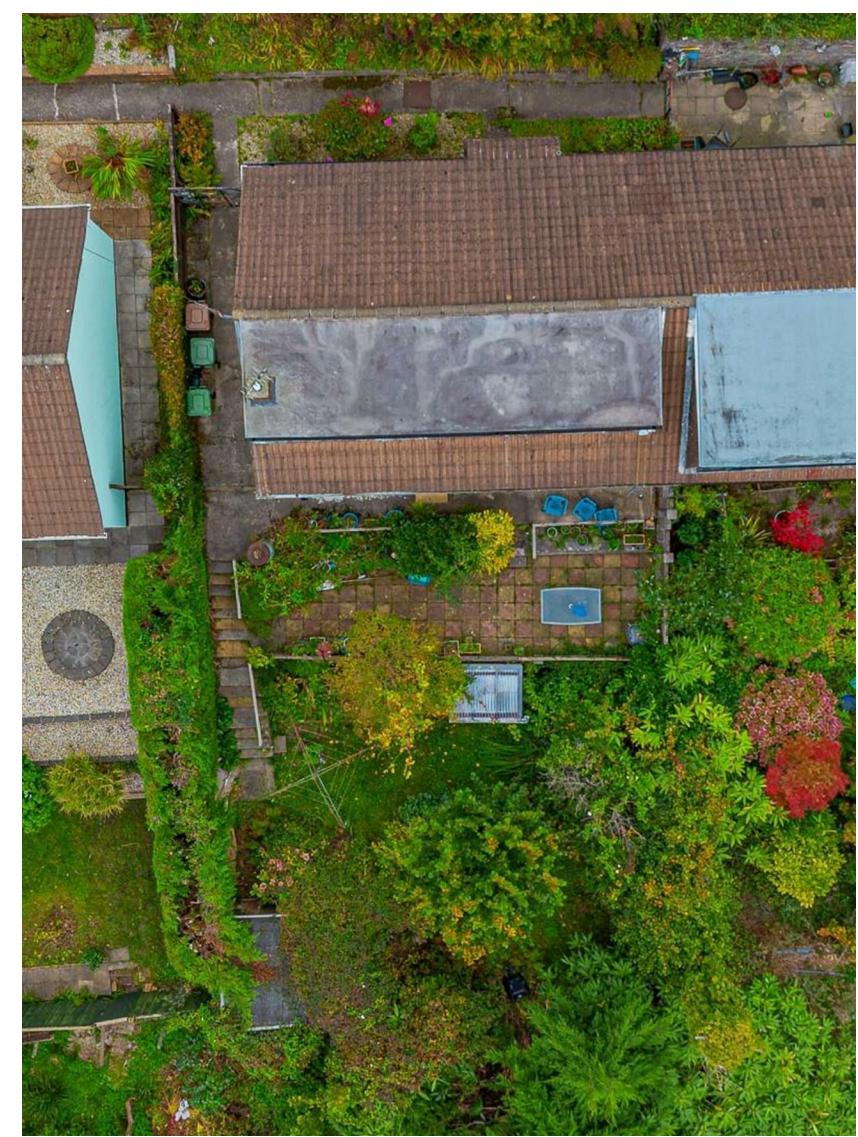
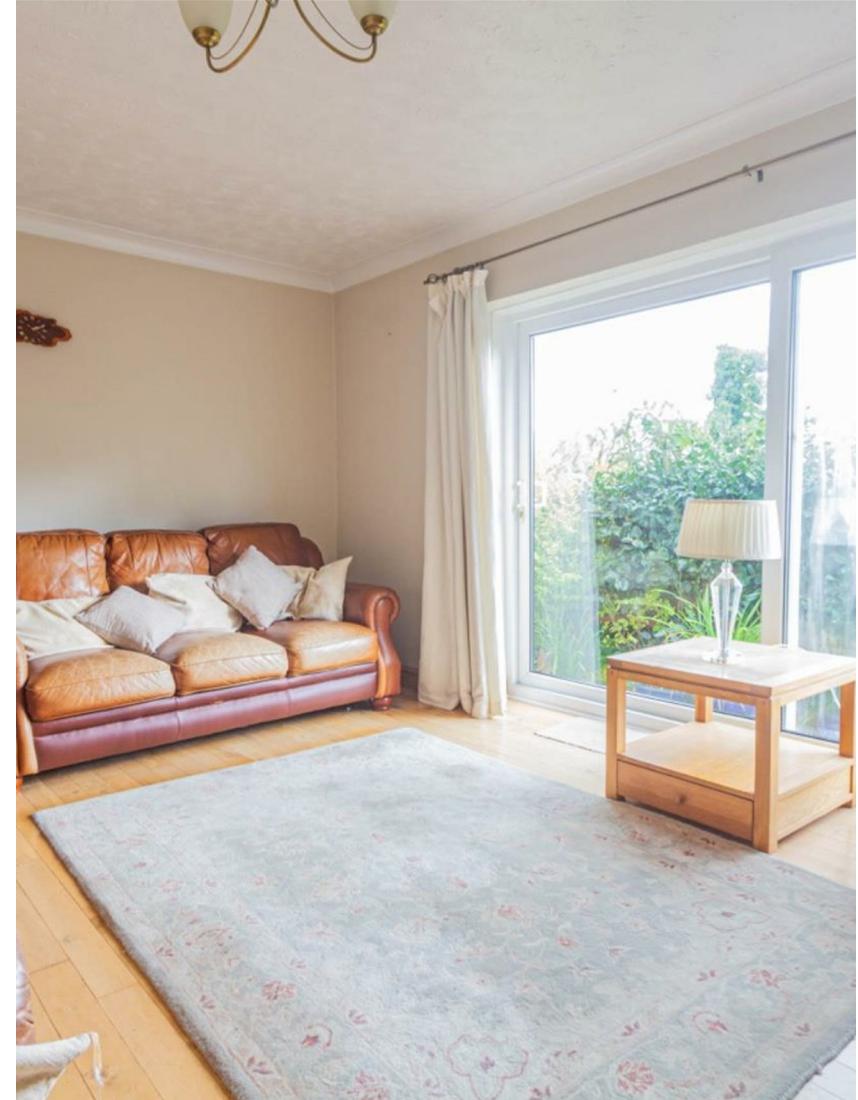
**SCHOOL CATCHMENT**

Welsh Medium Primary School : Y.G.G. Y CASTELL

Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI

English Medium Primary School : BEDWAS INFANTS/ BEDWAS JUNIORS

English Medium Secondary School: BEDWAS HIGH SCHOOL





## FELIN FACH

COLLIERY ROAD, CF83 8EZ -  
£265,000



3 Bedroom(s)



1 Bathroom(s)



988.00 sq ft

Situated in the highly sought-after village of Bedwas, this charming three-bedroom semi-detached bungalow on Colliery Road offers an exciting opportunity to create a beautiful home in a peaceful yet well-connected setting.

Spanning approximately 988 sq. ft, the property boasts generous and versatile living accommodation, including two reception rooms, a kitchen, family bathroom, and three bedrooms arranged over two floors.

The impressively spacious lounge is a standout feature, complete with solid oak flooring, a gas fireplace, and French doors opening onto the established rear garden. From here, you can enjoy stunning, uninterrupted views across the surrounding forest, providing a truly serene and picturesque backdrop.

The kitchen is equipped with all standard white goods, which can remain for prospective buyers, allowing for a smooth and convenient purchase. A well-sized downstairs bedroom comfortably accommodates a double bed, offering flexibility for guests or single-level living.

Upstairs, two previously separate single bedrooms have been knocked through to create a larger space, ideal for use as a principal bedroom, walk-in wardrobe, or dressing room with hair and makeup station.

Externally, the property benefits from off-road parking for one vehicle and a mature garden that perfectly complements the woodland outlook.

While the bungalow would benefit from some modernisation, it presents a fantastic blank canvas for buyers keen to add their own style and vision. With thoughtful updates, this property could be transformed into a truly stunning contemporary home.

Charming Three-Bedroom Semi-Detached Bungalow with Forest Views  
Freehold | EPC: D | Council Tax Band: C | Chain Free

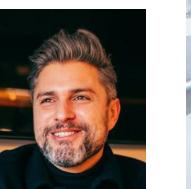
Located within easy reach of local shops, schools, and transport links, the home enjoys a strong sense of community while maintaining the charm of countryside living.

A rare opportunity in a desirable location — ideal for first-time buyers, downsizers, or those seeking a peaceful



### PROPERTY SPECIALIST

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Senior valuer





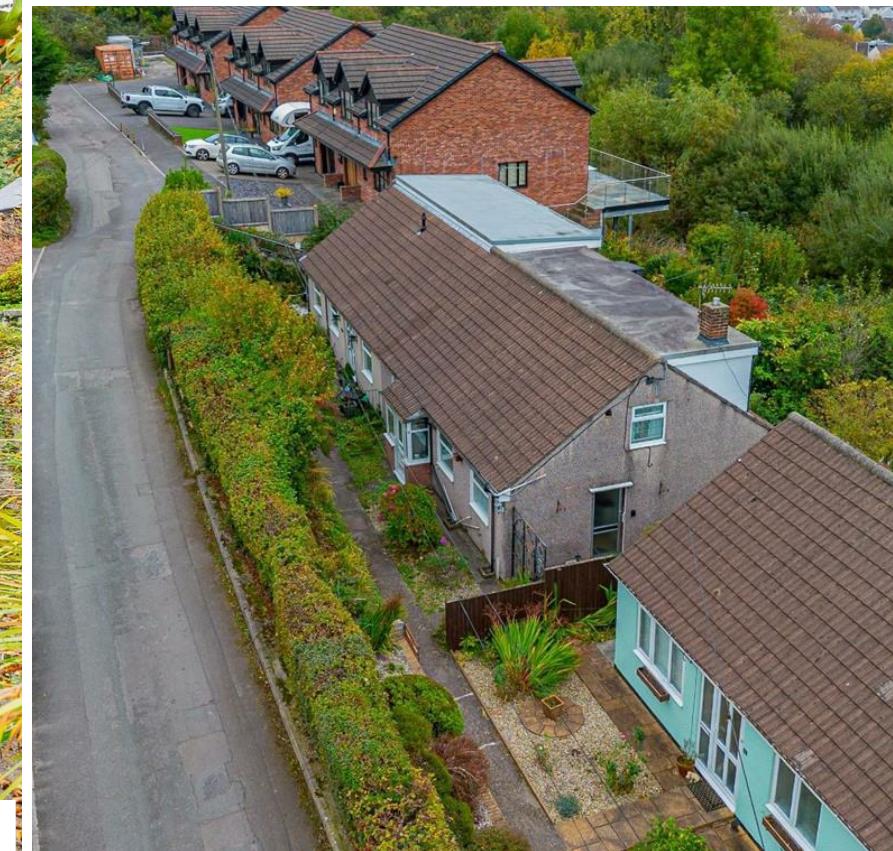
Felin Fach, Bedwas



Fairview Bungalow, 2, Felinfach, Colliery Road, Bedwas, CF83 8EZ

Total Area: 91.8 m<sup>2</sup> ... 988 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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