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CARDIFF VALE CAERPHILLY BRISTOL



Coed Leddyn

PWLLYPANT



A property in a sought after location, in need of modernization. A must see.

Comments by Whitney Jenkins

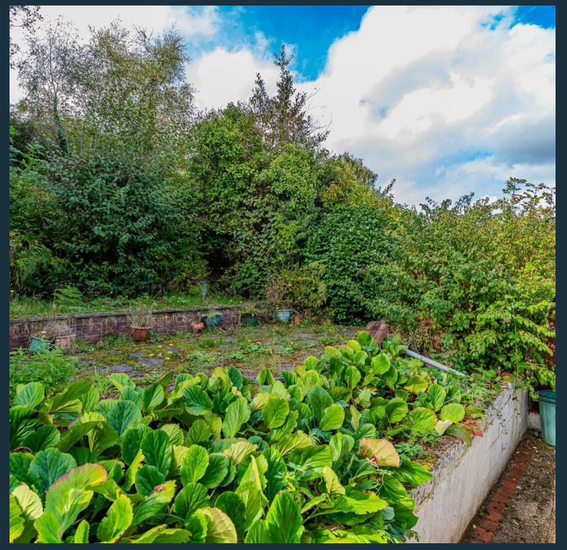


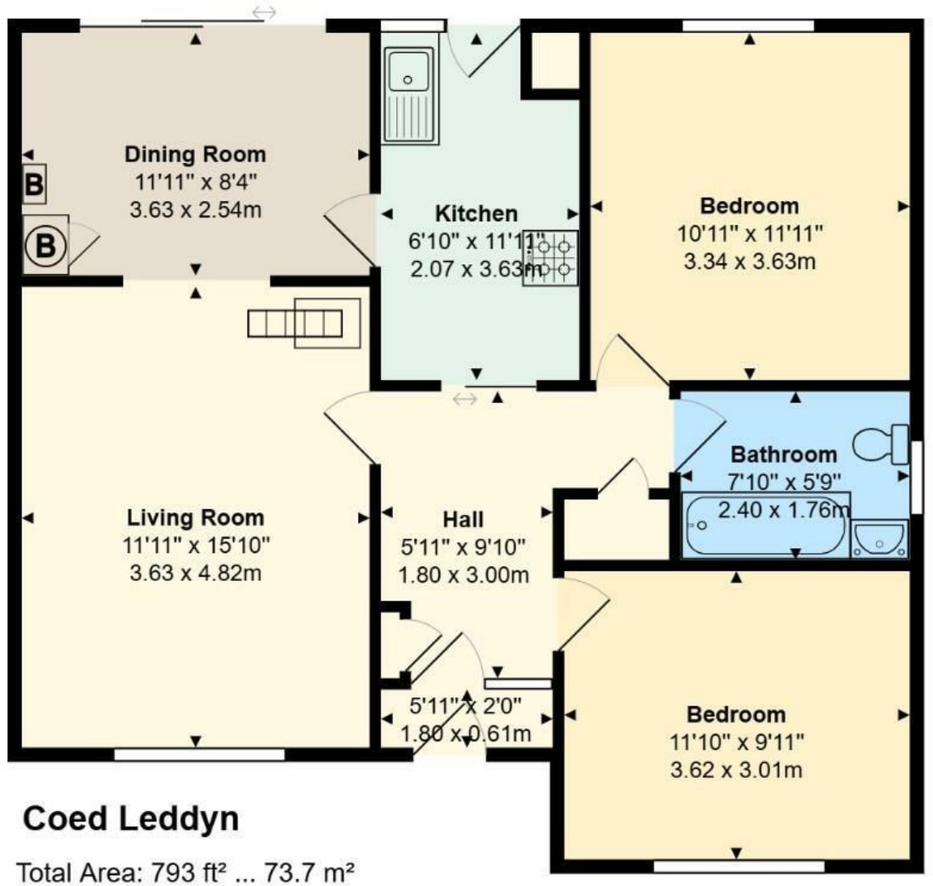
Property Specialist
Whitney Jenkins
Sales Negotiator

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An excellent opportunity for investors, first-time buyers, or anyone looking to create a home tailored to their own style. Requiring modernisation throughout, the property boasts plenty of character, generous accommodation, and outstanding potential to add value

Comments by the Homeowner





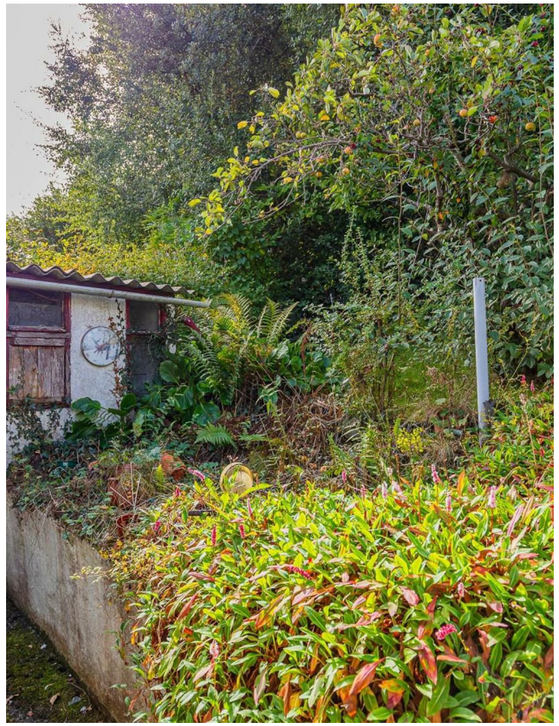
Coed Leddyn

Total Area: 793 ft² ... 73.7 m²

All measurements are approximate and for display purposes only









Coed Leddyn

Pwllypant, Caerphilly, CF83 2NF

Offers In Excess Of

£185,000

2 Bedroom(s) | 1 Bathroom(s) | 793.00 sq ft



Contact our

Brinsons Caerphilly Branch

029 20867711

Nestled in the charming area of Coed Leddyn, Pwllypant, Caerphilly, this delightful detached bungalow presents an excellent opportunity for those seeking a comfortable and versatile living space. This property is in need of modernization, spanning an impressive 793 square feet, the property features a welcoming reception room that provides a perfect setting for relaxation and entertaining.

The bungalow boasts two well-proportioned bedrooms, ideal for a small family or those wishing to downsize. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the loft, which has been thoughtfully converted into a room suitable for a home office. This space is easily accessible via a sturdy loft ladder and offers further potential for conversion, allowing you to tailor the home to your specific needs.

The property benefits from gas central heating, ensuring warmth and comfort throughout the year. Outside, you will find a large front garden that enhances the property's curb appeal and provides a lovely outdoor space for gardening or relaxation. Additionally, the driveway offers parking for two vehicles, a valuable asset in this desirable location.

There is also potential to extend the property to the side, subject to planning permission, which could further enhance its appeal and functionality. This bungalow is not just a home; it is a canvas for your future aspirations. With its prime location and versatile living options, this property is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming bungalow your own.

Freehold
EPC - D
Council Tax - E





Living Room 11'11 x 15'10 (3.63m x 4.83m)

Dining Room 11'11 x 8'4 (3.63m x 2.54m)

Kitchen 6'10 x 11'11 (2.08m x 3.63m)

Bedroom One 10'11 x 11'11 (3.33m x 3.63m)

Bedroom Two 11'10 x 9'11 (3.61m x 3.02m)

Bathroom

Tenure

Freehold

School Catchments

These are the Schools for your Catchment Area :

Welsh Medium Primary School : Y.G.G. CAERFFILI
Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI
English Medium Primary School : PLASYFELIN PRIMARY
English Medium Secondary School : BEDWAS HIGH SCHOOL

Council Tax

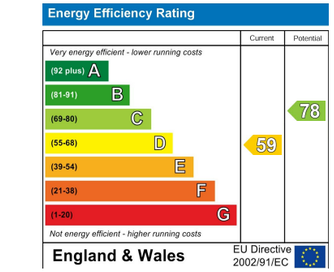
Band E








Cavalier


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
78
59
England & Wales
EU Directive 2002/91/EC



