

# Meadowland Close

CAERPHILLY, CF83 3SB

GUIDE PRICE £300,000

Hern &  
Crabtree



# Meadowland Close

Positioned within a well regarded residential setting on the edge of Caerphilly, this thoughtfully arranged end terrace townhouse offers generous and adaptable accommodation set across three levels. The house has a calm, practical flow, with spaces that feel considered and comfortable, well suited to modern family life while retaining a sense of privacy and balance.

The ground floor is arranged around a welcoming hallway that leads through to a well proportioned living space opening onto the garden, creating a natural connection between indoors and out. The kitchen / diner sits at the front of the house, filled with light from a wide bay window and arranged to support both everyday living and sociable cooking. With the addition of a ground floor WC, the layout offers a degree of flexibility that will appeal to a wide range of buyers.

Upper floors provide four bedrooms in total, including a principal suite occupying the top floor with its own en suite facilities and fitted storage. The remaining bedrooms are served by a family bathroom, making the house equally suited to growing families, those working from home or buyers seeking adaptable space. Outside is a single garage and driveway for off street parking.

Meadowland Close sits within easy reach of Caerphilly town centre, where a range of independent shops, cafés and amenities can be found alongside the historic Caerphilly Castle and surrounding parkland. The area is well served by local schools, both primary and secondary, and benefits from excellent transport links, including Caerphilly railway station offering direct access into Cardiff. Road links to the A468 and A470 provide straightforward connections across south Wales, while nearby countryside offers opportunities for walking and outdoor pursuits. This is a home that combines space, practicality and location in equal measure.



# 1212.00 sq ft

## Entrance Hallway

The property is entered via a PVC front door into a hallway with tiled flooring and PVC laminate finish. Stairs rise to the first floor and there is a useful storage cupboard beneath the stairs along with a radiator.

## Ground Floor WC

Situated off the hallway, the ground floor shower room features an obscure double glazed window to the rear, WC, wash hand basin, radiator and tiled flooring.

## Kitchen

Positioned to the front of the property, the kitchen benefits from a double glazed bay window fitted with shutters, wooden flooring and radiator. Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks, the kitchen includes a stainless steel sink with drainer, integrated oven and grill, four ring gas hob, and space and plumbing for both a washing machine and dishwasher.

## Living Room

Located to the rear, the living room enjoys double glazed patio doors opening onto the garden, along with an additional double glazed window. The room is fitted with two radiators and offers a comfortable and well proportioned living space.

## First Floor Landing

The landing features wooden balustrades, two useful storage cupboards and stairs rising to the second floor.

## Bedroom Two

A double bedroom positioned to the front with double glazed window and radiator.

## Bedroom Three

Located to the rear, with double glazed window and radiator.

## Bedroom Four

Also positioned to the rear, with double glazed window and radiator, suitable for use as a bedroom, study or nursery.

## Family Bathroom

The family bathroom benefits from an obscure double glazed window to the front and is fitted with a bath, WC and

wash hand basin. Finished with laminate flooring and radiator.

## Second Floor Landing

With wooden balustrades and radiator, providing access to the principal bedroom suite.

## Principal Bedroom

Occupying the entire second floor, the principal bedroom features double glazed windows to the front and double glazed skylights to the rear. The room includes fitted wardrobes, a storage cupboard and two radiators.

## En Suite Shower Room

The en suite includes an obscure double glazed window to the rear, WC, wash hand basin, radiator and walk in corner shower enclosure, with laminate flooring.

## Front Approach

To the front of the property is a small footpath leading to the entrance door.

## Rear Garden

The rear garden is enclosed by wooden fencing and features a small decked seating area, sections of artificial grass and lawn, a garden shed, external cold water tap and a pathway providing side access.

## Garage & Driveway

The Garage is below a Coach House, therefore the Garage is leasehold as the owner of the garage is responsible for the garage. Driveway for one vehicle.

## DISCLAIMER

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Please note: Buyers are required to pay a non-refundable

AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

