



Clos Cwm Garw, offers in excess of £325,000

- Three Bedroom Detached Home
- Three Reception rooms
- Conservatory
- En suite to Master Bedroom
- Well Maintained Garden
- Off Road Parking
- EPC Rating: C



 3  2  3



About the property

Situated in a sought-after residential location in Caerphilly, this beautifully presented three-bedroom detached family home offers spacious and versatile accommodation, perfect for family living. Benefiting from excellent transport links, highly regarded local schools, and a wide range of amenities nearby, the property is ideally positioned for commuters and families alike.

The accommodation briefly comprises an inviting entrance leading to a generous lounge, providing the perfect space to relax and unwind. There is a separate dining room ideal for entertaining, alongside a study/second reception room that offers flexibility for those working from home or requiring additional living space. The kitchen provides ample storage and workspace, with the ground floor accommodation further enhanced by a bright and airy conservatory overlooking the rear garden.

To the first floor are three well-proportioned bedrooms, including a spacious master bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Externally, the property continues to impress with an enclosed rear garden offering an excellent space for outdoor dining and family enjoyment. A particular highlight is the fully insulated summerhouse, complete with power and lighting, making it ideal as a home office, gym, hobby room, or additional entertaining space.

An excellent opportunity to acquire a fantastic family home in a convenient and desirable location.

Accommodation

Hallway

Living Room

Dining Room

Conservatory

Kitchen

Office / Study Room

Landing

Bedroom 1

Dressing Room

En Suite

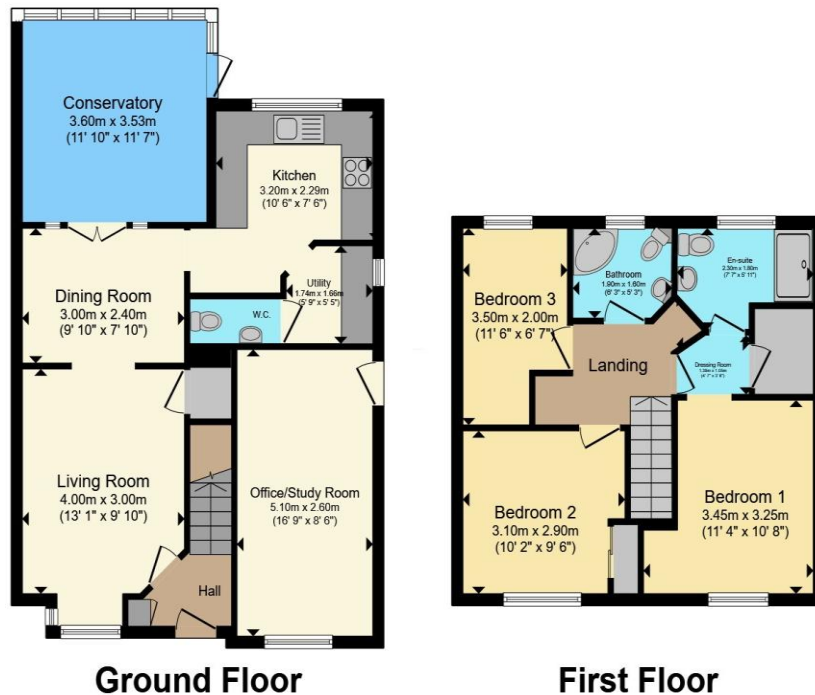
Bedroom 2

Bedroom 3

Family Bathroom



Floorplan



Total floor area 110.6 m² (1,191 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Agents Note **Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead**

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.