



MEL JOHN  
ESTATE AGENT



Thinking of Selling?

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# 78 Cwrt Nant Y Felin, Caerphilly, CF83 1TP



## £350,000

Freehold

- Detached House
- 3 Bedrooms
- 2 Bathrooms
- 2 Reception Room
- Garden
- Driveway

John Estate Ltd is registered at 56 Hazel Grove, Caerphilly, CF83 3BP. Company No: 10455229

If you have instructed another agent to sell your property and have instructed Mel John Estate Agent to sell your property at the same time, then you could be liable to pay both agents. It is recommended that you check the contract that you have with your current agent



Offered with no onward chain, this immaculately presented detached home is an ideal choice for families and is brought to the market in excellent condition throughout. Situated on the highly sought-after Castle View development, the property benefits from close proximity to public transport links, a wide range of local amenities, and well-regarded schools, and falls within the catchment area for Cwrt Rawlin Primary School. The accommodation is both spacious and versatile, comprising a generously sized lounge with patio doors opening onto the private rear garden, a fitted kitchen with a door leading through to the dining room, and three double bedrooms, including a master bedroom with en-suite shower room, along with a separate family shower room. Externally, the property offers ample off-road parking to the front, while to the rear is a private, enclosed, south-facing garden, ideal for outdoor dining and family enjoyment.

### Accommodation:

#### Entrance Hall

**WC:** 2'11" x 5'0"

**Lounge:** 19'7" x 9'10"

**Kitchen:** 15'10" x 8'1"

**Dining Area:** 15'10" x 8'1"

#### Landing

**Bedroom One:** 8'6" x 8'3"

**Ensuite:** 5'7" x 4'9"

**Bedroom Two:** 11'6" x 8'0"

**Bedroom Three:** 9'4" x 8'7"

**Bathroom:** 6'4" x 6'1"

#### Freehold

**Council Tax Band E**

