



**WAYNE
LEWIS**
PROPERTY EXPERT

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5 Ael-y-Bryn,
£475,000

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- Impressive four bedroom dormer bungalow
- Large, bright conservatory
- Spacious living room and open-plan dining room
- Brick-paved driveway for 4+ cars
- Very easy access to the A470, M4 and Cardiff
- Huge, sun-filled multi-level garden space with a swimming pool!
- Family kitchen, utility room and downstairs W/C
- Large, extended single garage and storage space
- Walking distance to schools, shops, parks and town centre
- 204 sq m / 2196 sq ft





Ael-Y-Bryn

LOCATION
Ael-Y-Bryn
Caerphilly
CF83 2QX
Wales
GB

DETAILS
Total area: 204 m² / 2196 ft²
Living area: 178 m² / 1916 ft²

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▼ Ground Floor

▼ 1st Floor



Impressive Four-Bedroom Dormer Bungalow with Swimming Pool, Extensive Gardens & Excellent Location!

Situated in a highly desirable location in Caerphilly, this impressive four-bedroom dormer bungalow offers approximately 2,196 sq ft (204 sq m) of spacious and versatile accommodation, complemented by an exceptional multi-level rear garden complete with a private swimming pool. Offering a fantastic combination of generous living space, extensive outdoor areas and excellent accessibility, this is a home that provides a wonderful lifestyle opportunity for families.

Energy Efficiency Rating

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

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