



MEL JOHN  
ESTATE AGENT

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Thinking of Selling?

# 44 Cae Nant Gledyr, Caerphilly, CF83 2BB



## Offers Over £350,000

### Freehold

- Detached House
- 3 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Driveway / Garage
- Garden

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



This beautifully presented three-bedroom detached home is tucked away in a quiet cul-de-sac in one of the area's most sought-after residential locations of Mountain View, Caerphilly. Offering spacious, modern living with excellent access to local amenities, schools, and transport links, this property is ideal for families or professionals alike. The property offers a fantastic layout designed for modern living. A welcoming entrance hall leads to a cloakroom/WC, a bright and airy lounge opening to the dining area, and a separate sitting room with direct access to the rear garden. The sleek kitchen is finished to a high standard with modern units and quality appliances. Upstairs, you'll find three generous bedrooms, all with fitted wardrobes, including a master bedroom with an en-suite shower room. A stylish family bathroom completes the upper floor. Outside, the rear garden has been thoughtfully landscaped and provides a peaceful retreat with patio areas. The front offers a driveway with space for multiple vehicles and access to the attached garage.

## Accommodation

### Hallway

**WC** 2'8" x 2'7"

**Lounge:** 12'9" x 14'0"

**Dining Room:** 10'7" x 7'0"

**Sitting Room:** 7'5" x 11'6"

### Garage

### Landing

**Bedroom One:** 10'8" x 9'11"

**Bedroom Two:** 8'1" x 10'4"

**Bedroom Three:** 7'1" x 9'6"

**Bathroom:** 5'7" x 6'7"

### Freehold

### Council Tax Band

