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CARDIFF

VALE

CAERPHILLY

BRISTOL



Pant Llygodfa

CASTLE VIEW



Set within the highly desirable area of Castle view, Caerphilly, this beautifully presented four-bedroom detached residence offers driveway parking, a garage, 4 generous bedrooms, a large kitchen / diner with island, in an enviable location. Book your viewing today as this will be very popular!

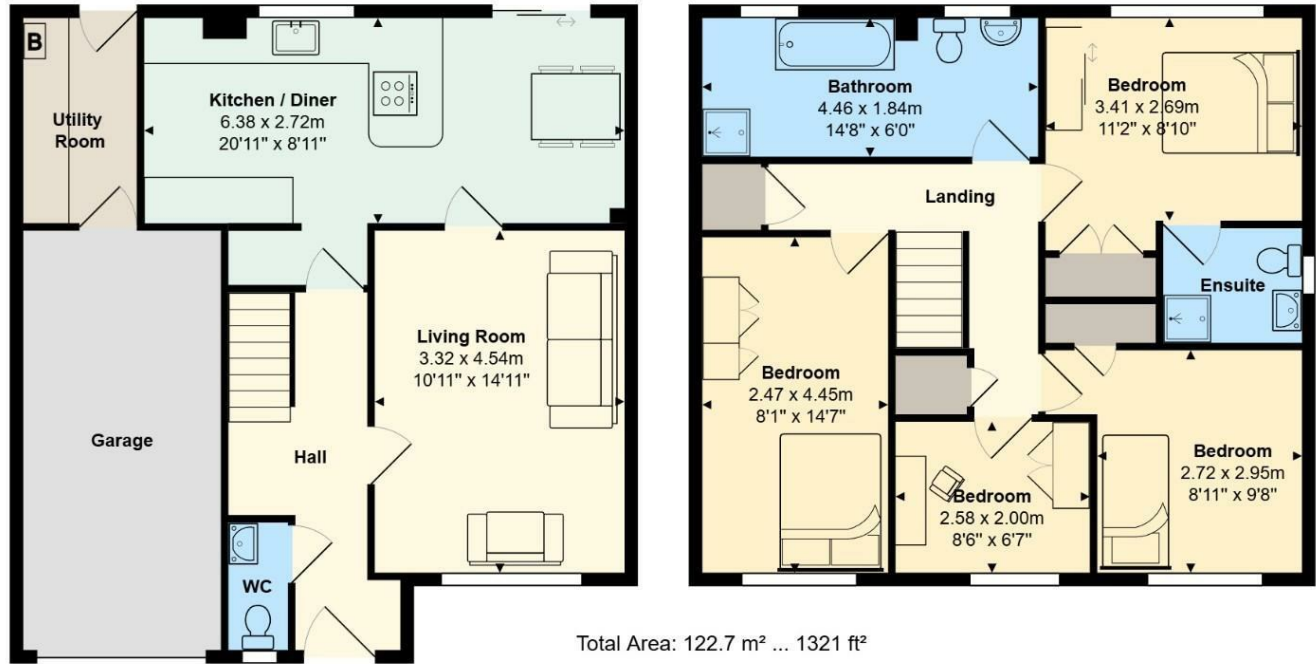
Comments by Mr Ollie Vincent



Property Specialist
Mr Ollie Vincent
Senior valuer

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Pant Llygodfa



All measurements are approximate and for display purposes only

We have loved living here. Its a great residential area, and the neighbours have been wonderful.. We've enjoyed many years here, and we hope any new buyers will find the same!

Comments by the Homeowner





Pant Llygodfa

Castle View, Caerphilly, CF83 1TT

Asking Price

£425,000



4 Bedroom(s)



2 Bathroom(s)



1321.00 sq ft



Contact our
Brinsons Caerphilly Branch
029 20867711

Situated in the charming area of Pant Llygodfa, Caerphilly, this delightful detached house presents an exceptional opportunity for those seeking a spacious family home. Spanning an impressive 1,321 square feet, the property features two inviting reception rooms, perfect for both relaxation and entertaining guests.

With four well-proportioned bedrooms, there is ample space for family members or visitors, ensuring everyone enjoys their own private sanctuary. The two bathrooms add convenience, making busy mornings a breeze and providing a tranquil space to unwind after a long day.

The property also includes an integrated garage, which is ideal for storage, and a utility room that proves invaluable for families managing daily chores. Outside, the beautifully landscaped garden features a patio area and a lawn, creating a wonderful space for children to play and for hosting evening gatherings with friends and family.

Parking for two vehicles is an added benefit, particularly in today's fast-paced world. The surrounding area is known for its friendly community and proximity to local amenities, making it an excellent choice for families or those seeking a peaceful retreat.

Properties in this desirable location do not come on the market very often, so this home is likely to attract considerable interest. If you are in search of a well-appointed family residence that offers both comfort and convenience, do not hesitate to book your viewing today. This property is not just a house; it is a home where cherished memories can be created. Call the office on 02920 8677 11 and book your viewing today!



Hall	Bedroom 4 / Office 8'5" x 6'6" (2.58 x 2.00)
W/C	Bathroom
Living Room 10'10" x 14'10" (3.32 x 4.54)	Parking
Kitchen / Diner 20'11" x 8'11" (6.38 x 2.72)	Driveway
Utility Room	Tenure
Integrated Garage	Council Tax
to the first floor	School Catchment
Landing	Welsh Medium Primary School : Y.G.G. Y CASTELL
Bedroom 1 11'2" x 8'9" (3.41 x 2.69)	Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI
Ensuite	English Medium Primary School : CWRT RAWLIN PRIMARY
Bedroom 2 8'1" x 14'7" (2.47 x 4.45)	English Medium Secondary School : ST. MARTINS COMPREHENSIVE SCHOOL
Bedroom 3 8'11" x 9'8" (2.72 x 2.95)	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

