



Waun Draw, offers in excess of £380,000

- No Chain
- Driveway and Garage
- Utility Room
- Great Transport Links
- Local Amenities
- EPC Rating: B



 4  3  1



About the property

Situated in a popular residential area of Caerphilly, this well-presented four-bedroom detached family home offers spacious and versatile accommodation throughout, making it an ideal purchase for growing families.

The property briefly comprises a welcoming entrance hallway leading to a fitted kitchen with a range of wall and base units, offering ample storage and workspace for everyday living. To the rear of the property is a bright and spacious lounge/diner, providing the perfect space for relaxing with family or entertaining guests, with plenty of natural light creating a warm and inviting atmosphere. The ground floor further benefits from a separate utility room and a convenient downstairs WC.

To the first floor are four generously sized bedrooms, offering flexible accommodation for families, home working, or guest space, along with a family bathroom fitted with a modern suite.

Externally, the property benefits from a driveway providing off-road parking and access to the garage. The enclosed rear garden offers an excellent outdoor space for children, pets, or enjoying outdoor dining during the warmer months.

Conveniently located close to local schools, shops, amenities, and transport links, this fantastic home combines comfort, practicality, and an excellent location.

Accommodation

Hallway

Kitchen / Diner

Living Room

Utility Room & Wc

Landing

Bedroom 1

En-Suite To Master

Bedroom 2

Bedroom 3

Bedroom 4

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

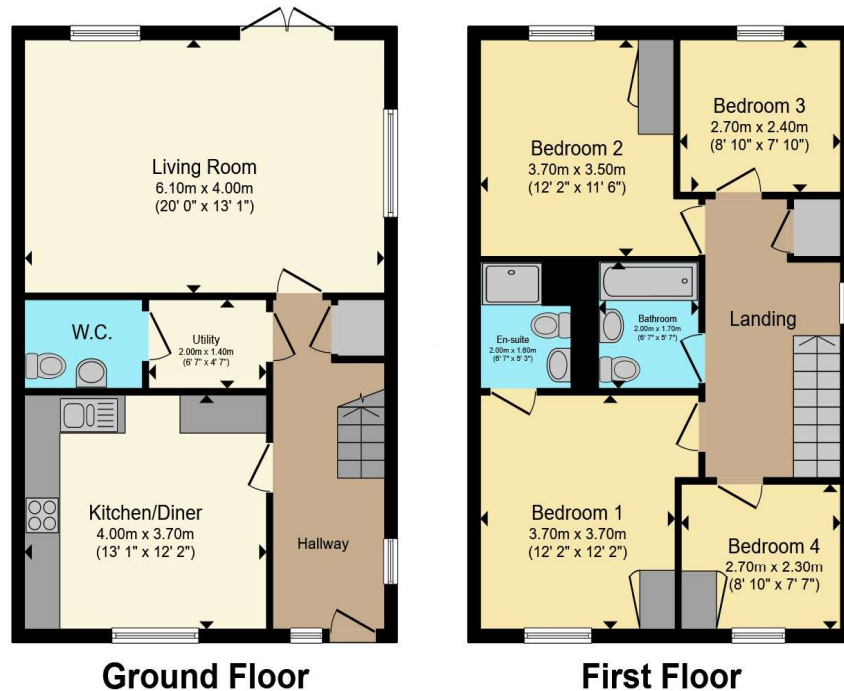


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Floorplan



Total floor area 113.4 m² (1,221 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



Important Information

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