



Edwards & Co
property sales & lettings

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Lon-y-Garwa
Caerphilly
CF83

Guide price £300,000



- Spacious and modernised 3 bedroom family home
- Superb open-plan kitchen and dining room
- Well-proportioned principal reception room
- 2 excellent size doubles and 1 single bedroom
- Stylish family shower room/wc
- Bright modern decor and fittings throughout
- Landscaped rear garden and terraces with views
- Ample paved driveway parking and single garage
- Planning permission granted for side extension TBV
- NOT TO BE MISSED

Ref: PRA53626

Viewing Instructions: Strictly By Appointment Only



General Description

Stylish and modernised 3 bedroom semi-detached family home with far reaching views across Caerphilly Edwards and Co, Cardiff are delighted to offer for sale this brightly decorated home in this highly desirable location. The property has been significantly improved by the current owners and must be viewed internally to be fully appreciated.



Driveway & Front Entrance

Fully paved driveway parking area for multiple vehicles, access to garage with up and over door, covered storm porch providing access to entrance hallway.



Entrance Hallway

Bright modern decor, double doors to principal reception room, carpeted staircase to first floor.



Principal Reception Room

A very-well proportioned main living room with bright, modern decor, LVT flooring and large uPVC window to front aspect, doors to kitchen/dining room.



Kitchen/Dining Room

A beautifully decorated and spacious open-plan modern kitchen and dining area described as follows:



Kitchen

A stylish, modern fully fitted kitchen with an impressive range of base and wall units with under unit lighting, induction hob with extractor above, double oven and grill, integrated fridge/freezer and dishwasher, sink and mixer tap, window overlooking the rear garden.



Dining Area

Open-plan to the kitchen and with ample space for a large dining table and chairs, modern decor and Upvc French doors opening to the rear terrace and with exceptional views across Caerphilly and beyond.



First Floor Landing

The bright decor and carpet continues up from the ground floor, wooden banister, uPVC window to side aspect, doors to all bedrooms and shower room, loft hatch.



Bedroom 1

A generously proportioned main double bedroom with bright decor, carpeted flooring, room for fitted wardrobes, uPVC window to front aspect.



Bedroom 2

Another excellent size double bedroom this time with the window overlooking the rear garden and extended views.



Bedroom 3

A great size single bedroom with uPVC window to front aspect, modern decor, carpeted flooring.



Shower Room/Wc

Formerly the family bathroom, the current owners have transformed this into a stylish and modern family shower room with walk in shower, close coupled w/c and vanity wash hand basin unit. Window with obscured glazing overlooking the rear aspect.



Rear Garden

A fabulous, fully landscaped and terraced rear garden enjoying far reaching views across Caerphilly with extensive paved areas and lower garden with artificial grass. Well-defined fence borders, access to garage.



Paved Terrace

3 separate paved outdoor seating/entertaining areas overlooking the rear garden and beyond.



Garage

Single attached garage with up and over door to driveway and single access door to rear garden.

Agents Opinion

This is a very well-presented and stylish 3 bedroom home that enjoys spectacular views across Caerphilly and beyond. The property offers 'turn-key' accommodation over 2 floors together with parking, garage and landscaped rear gardens. Not to be missed.

Services

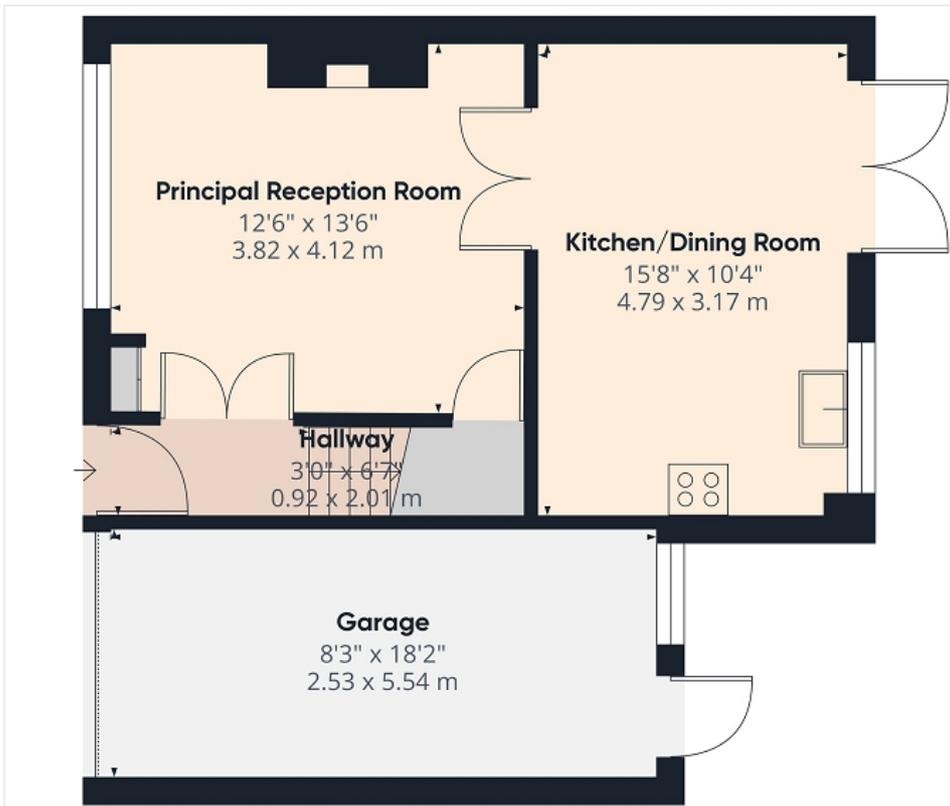
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



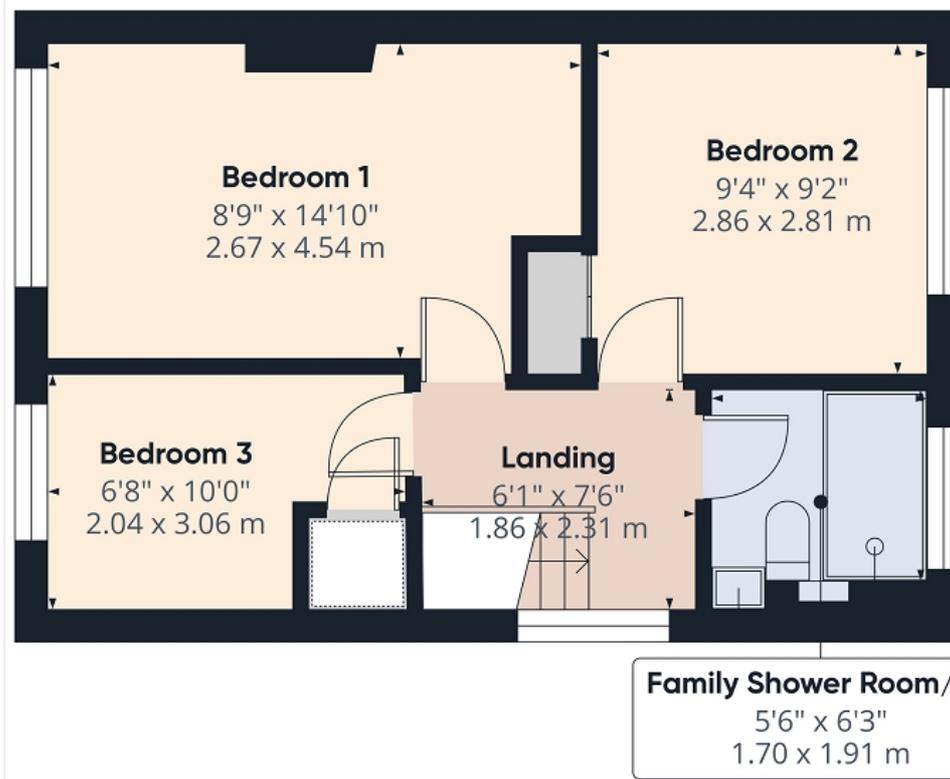
Ground Floor

Approximate total area⁽¹⁾
520.54 ft²
48.36 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GRAFFTE360



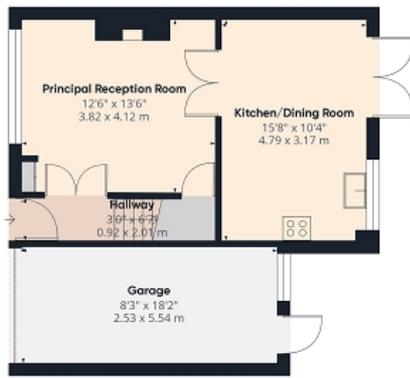
Floor 1

Approximate total area⁽¹⁾
351.11 ft²
32.62 m²

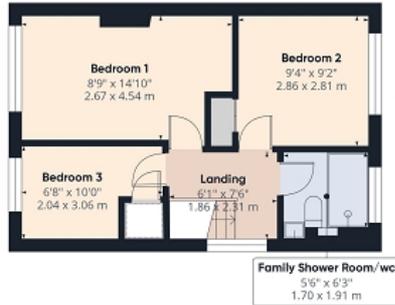
(1) Excluding balconies and terraces

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
871.65 ft²
80.98 m²

(1) Excluding balconies and terraces.

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GRAFFI:300

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.