



**Edwards & Co**  
property sales & lettings

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**Dol Y Pandy  
Bedwas  
Caerphilly  
CF83**

**Guide price £320,000**



- Modern and very well-presented detached family home
- 3 very-good size bedrooms - bed 1 with en-suite
- Spacious principal reception room
- Sizeable and open-plan kitchen/dining room
- Stylish conservatory-style extension
- First floor family bathroom + ground floor w/c
- Driveway and attached garage
- Low maintenance front and rear gardens
- Excellent Welsh and English schools catchment area
- SOLD WITH NO ONWARD CHAIN



**Ref: PRA53643**

**Viewing Instructions: Strictly By Appointment Only**

## General Description

\*Spacious and very-well presented 3 bedroom detached family home with modern conservatory extension\* Edwards and Co, Cardiff are delighted to offer for sale this conveniently located modern home in Bedwas and only a short distance from the centre of Caerphilly itself. Must be viewed to be fully appreciated.

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### Driveway

Part tarmacadam and part block paved driveway leading to single attached garage.

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### Front Garden

Front garden laid to Cotswold stone adjacent to driveway.

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### Entrance Hallway

Brightly decorated with laminate floor, doors to ground floor rooms, staircase up to first floor, radiator, single light fitting, consumer unit.

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### Ground Floor WC

Two piece suite comprising low level wc, wall mounted wash hand basin, small radiator, laminate floor, pendant light fitting, PVC window in obscure glazing to front.

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### Principal Reception Room

An excellent size main reception room with PVC window to front, carpet, coving, pendant light fitting, 2 radiators, feature fire place with electric fire, door to kitchen/ dining room.

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## Kitchen

Tiled floor, range of wall, base and drawer units, tiled splash backs, roll edged granite effect work tops, ceramic sink, 4 burner gas hob and extractor above electric oven beneath, radiator, PVC double glazed window to rear, PVC French doors to conservatory, large radiator, strip light and pendant light, large under stairs cupboard.



## Dining Area

As described and open plan to kitchen. Large storage cupboard and doors to conservatory.



## Conservatory

A modern and sizeable conservatory extension with PVC windows, poly carbonate roof, tiled floor, central pendant light/fan, PVC French doors leading onto rear patio.



## First Floor Landing

Modern decor, airing cupboard housing Vaillant central heating boiler and shelving, loft hatch, doors to all first floor rooms, PVC window to side.



## Bedroom 1 with En Suite Shower Room

A well-proportioned double bedroom with built in wardrobes, PVC double glazed window to front, carpet, central pendant light fitting, radiator, doorway to ensuite shower room.



## En Suite Shower Room to Bedroom 1

Shower cubicle with glazed entry door, low level WC, pedestal wash hand basin, central pendant light fitting, carpet, part tiled walls, PVC double glazed window in obscure glass to side, radiator.



## Bedroom 2

Bedroom 2 is another excellent size double bedroom with PVC window to rear (enjoying views out towards The Rudry and Caerphilly mountains), radiator, carpet, central pendant light fitting.



## Bedroom 3

Bedroom 3 is a single bedroom with PVC window to front, carpet, central pendant light fitting, radiator.



## Bathroom

Three piece suite comprising panelled bath, low level WC, pedestal wash hand basin, radiator, PVC window in obscure glass to rear, part tiled walls, central pendant light fitting.



## Rear Garden

Private and enclosed rear garden laid to Cotswold stone, mature shrubs, close panelled fencing to boundaries.



## Garage

A generously proportioned single garage with high ceiling. Up and over front access door, power and light, door to rear garden.

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## Agents Opinion

This really is a very 'neat and tidy' example of the popular Ascot style of detached house. Extended in its more recent history with the addition of the modern conservatory and well-decorated throughout, this truly is a must see property in a very convenient location.

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## Services

Mains electricity, mains water, mains gas, mains drainage

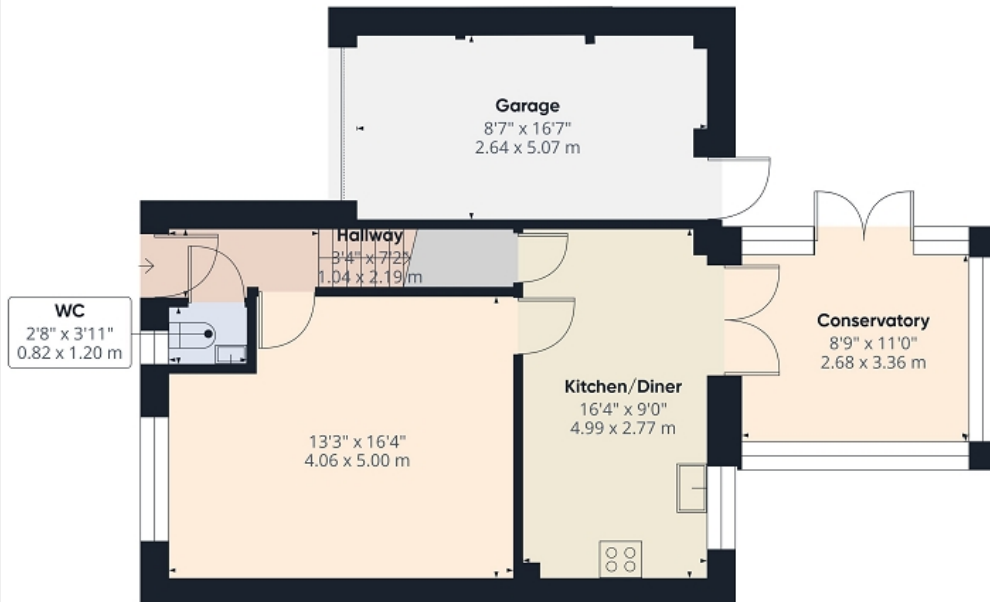
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band D

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Ground Floor

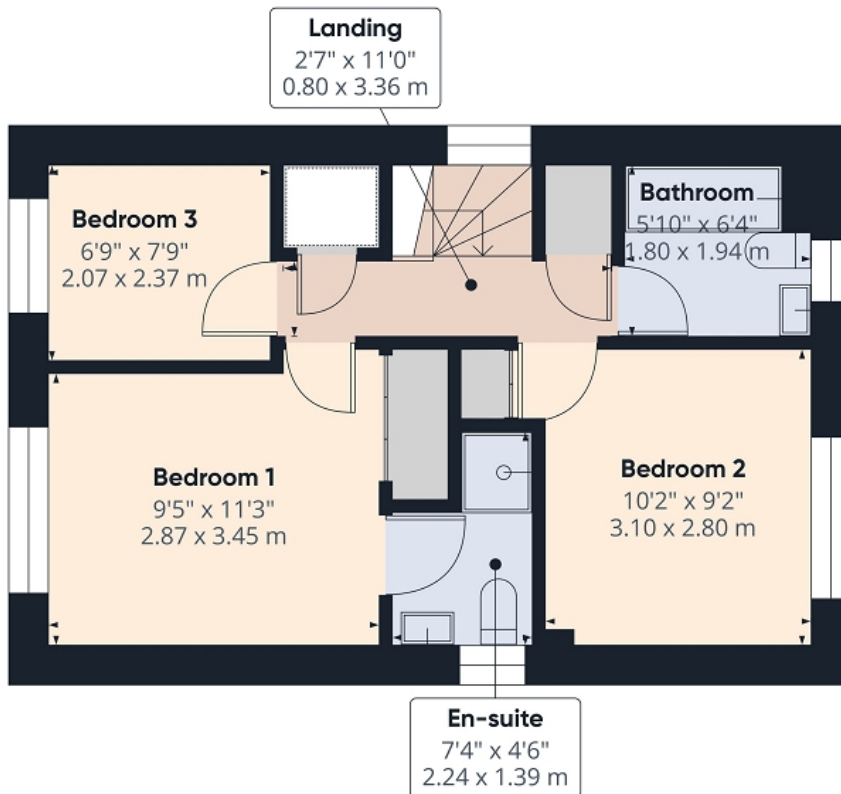
Approximate total area<sup>(1)</sup>  
655 ft<sup>2</sup>  
60.8 m<sup>2</sup>

(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.

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Floor 1

Approximate total area<sup>(1)</sup>  
375 ft<sup>2</sup>  
34.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.