



Coed Leddyn, offers in excess of £300,000

- Detached Bungalow
- Sought After Location
- Driveway Providing Off-Road Parking
- Stunning Far-Reaching Views
- Great Transport Links
- EPC Rating: C



 3  1  2



About the property

Situated in the sought-after Energlyn area, this well-presented three-bedroom detached bungalow enjoys breathtaking far-reaching views and offers spacious, versatile accommodation throughout.

The property comprises an inviting entrance hall, a generous lounge perfect for relaxing and enjoying the stunning outlook, a separate dining room ideal for family meals and entertaining guests, a fitted kitchen, three well-proportioned bedrooms, and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking and a rear garden offering an excellent space for outdoor enjoyment while taking advantage of the impressive surrounding views.

Conveniently located close to local amenities, transport links, and reputable schools, this fantastic, detached bungalow presents an excellent opportunity for those seeking single-storey living in a desirable residential location.

Early viewing is highly recommended to fully appreciate the accommodation, position, and spectacular views on offer.





Accommodation

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

02920 867611

caerphilly@peteralan.co.uk



Floorplan



Total floor area 81.1 m² (873 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

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

