



## Cae Marchog, offers over £400,000

- Council Tax Band - E & EPC ratings - C
- Converted garage creating annex space
- Four double bedroom detached with Three bathrooms
- Conservatory leading from the modern kitchen/diner
- Beautifully presented throughout
- Spacious private front and rear gardens
- Driveway providing ample off-road



 4  3  3



## About the property

Situated in the sought-after area of Energlyn, in the popular town of Caerphilly, this beautifully presented four-bedroom detached property offers generous and flexible family accommodation throughout.

The ground floor comprises a welcoming living room, a well-appointed kitchen leading into a bright conservatory overlooking the rear garden, a study, & a spacious double bedroom. The former garage has been thoughtfully converted to create an annex space complete with an additional shower room, providing ideal accommodation for multi-generational living, guests, or independent teenagers.

To the first floor are three further bedrooms, a modern family bathroom with walk-in shower & Jacuzzi bath, offering excellent space for growing families.

## Accommodation

Externally the property benefits from spacious private gardens to both the front and rear, with attractive areas perfect for outdoor dining and entertaining. A driveway to the front provides ample off-road parking. Positioned on a quiet street, the home also enjoys direct access to the nearby mountain for scenic walks, while remaining conveniently close to local amenities, schools, and transport links. The property is within close proximity to Energlyn train station, which is approximately a 10 minute walk away, with trains to Cardiff Central and there are also bus routes nearby directly connecting to Caerphilly town centre.

A fantastic opportunity to acquire a spacious and versatile family home in a desirable & peaceful location.



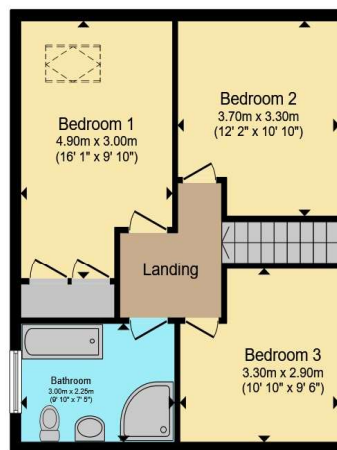
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## Floorplan



**Ground Floor**



**First Floor**

Total floor area 158.1 m<sup>2</sup> (1,702 sq.ft.) approx

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