



£435,000

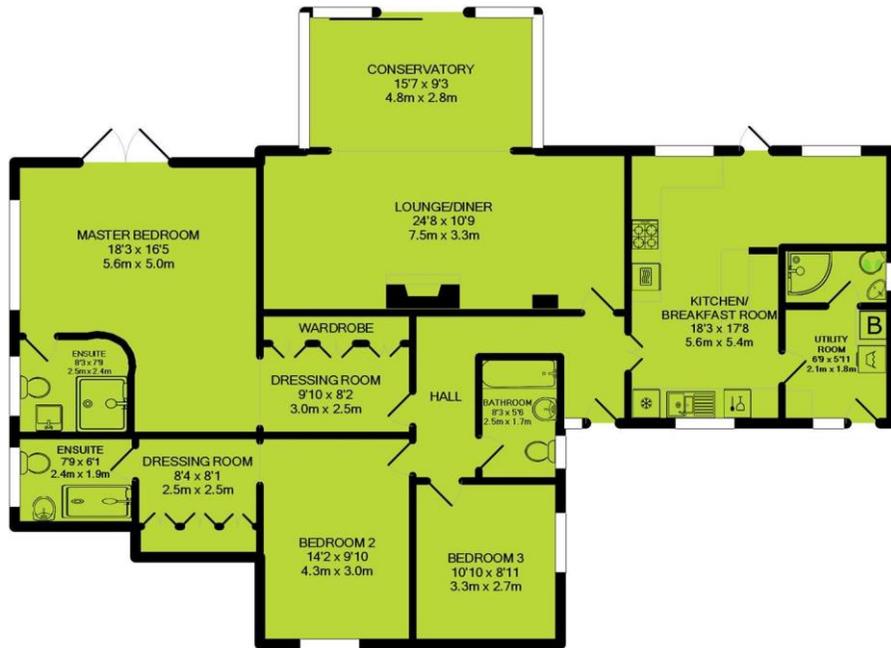


## Llety Hawddgar, Groeswen Road, Groeswen Cardiff CF15 7UT

We have pleasure in offering a deceptively and stunning detached bungalow set in Groeswen with fantastic views over Caerphilly and the surrounding countryside. EPC rating to follow

6 Market Street, Caerphilly CF83 1NX Tel: 029 20866133  
Email: [sales@fussells.net](mailto:sales@fussells.net) [www.fussells.net](http://www.fussells.net)





TOTAL APPROX. FLOOR AREA 1618 SQ. FT. (150.4 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2018

We have pleasure in offering a deceptively spacious and stunning detached bungalow set in Groeswen with fantastic views over Caerphilly and the surrounding countryside. The accommodation comprises an entrance hallway leading through to a large open plan fully fitted kitchen/breakfast room with fitted units with a granite fitted counter top. There is an electric hob with an extractor fan above with a separate electric oven and microwave. There is an inset sink and integral dish washer. There is a separate utility room with space for washing machine and tumble drier above, the oil boiler is situated within a cupboard. There is a separate shower room with wc and wash hand basin. The main lounge /Dining room is an excellent size measuring 24'8" x 10'9" and it opens into a large Conservatory 15'7" x 9'2" with tremendous views over the surrounding countryside. The Master Bedroom is in an L shape measuring 18'3" x 16'5" and has french doors to the side and an en suite shower room which has a large shower with wc and wash hand basin. The floor is fully tiled .There is also a large dressing room with fitted wardrobes. The second bedroom is also a good size measuring 14'2" x 9'10" and opens up into a dressing room with fitted wardrobes and a separate en suite shower room with a large shower and wash hand basin and wc. The third Bedroom measures 10'10" x 8'11" and provides an excellent . It is fully carpeted. There is also a family bathroom fully tiled to the walls and flooring with bath with an overhead shower wash hand basin and wc. To the front there is a large interlocking brick driveway leading to a large double garage with space in the loft above. It also has an electric opening door. To the rear there are further interlocking areas with pathways in addition to two decked areas. The main provides an excellent vantage point overlooking the Caerphilly basin and surrounding countryside. There is also a good size lawn area to the side and a separate enclosed area with wooden shed and the oil tank . There is a stone wall to the rear and fencing to the side.  
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale



**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS (CPRs)** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. If you are interested in buying this property it is important that you contact us at the earliest opportunity. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.