



11 Derwyn Las

Bedwas, Caerphilly CF83 8HS

£265,000

HARRIS & BIRT



LAUNCH DAY SATURDAY 11TH JULY BY APPOINTMENT ONLY

Situated in the village of Bedwas, this end of link house on Derwyn Las offers a perfect blend of modern living and village charm. With three bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm welcome, perfect for relaxing or entertaining guests.

The contemporary kitchen and dining room is a standout feature, designed with both style and functionality in mind. It offers a bright and airy space for family meals or social gatherings, making it the heart of the home. The stylish bathroom complements the property beautifully, providing a serene retreat for relaxation.

Outside, the property boasts a convenient driveway and garage, ensuring ample parking and storage options. The end-of-link position offers added privacy and a sense of space, making it a desirable choice for those looking for a peaceful environment.

Situated in a popular site within Bedwas village, residents will enjoy the benefits of local amenities, schools, and parks, all within easy reach. This property presents an excellent opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a modern home.

Accommodation

Ground Floor

Entrance Hallway 5'7 x 17'6 (1.70m x 5.33m)

Entered via a UPVC and obscure double glazed door. Fitted carpet and stairs leading to the first floor. Skirting boards. Pendant light fitting. Doors leading to:

WC 2'9 x 5'6 (0.84m x 1.68m)

Vinyl floor. Skirting boards. Low level WC. Wash hand basin. Inset ceiling spot light. UPVC obscure double glazed window to the front aspect.

Living Room 12'0 x 15'5 (3.66m x 4.70m)

Fitted carpet. Skirting boards. Electric feature fire place. Covings. Pendant light fitting. UPVC double glazed window to the front aspect. Glazed door leading to:

Kitchen/Dining Room 15'0 x 10'3 (4.57m x 3.12m)

Tiled floor. Shaker style white wall units and navy base units with copper effect handles, one and a half sink and drainer with copper effect mixer top over, integrated fan assisted oven, integrated microwave/oven, ceramic electric hob, extractor hood over and tiled splash back, two slimline wine coolers, integrated dishwasher, integrated fridge/freezer, space and plumbing for a washing machine, flat edged work surface. Inset ceiling spot lights to the kitchen area. Pendant light fitting to the dining area. Panelled feature wall. Under stairs storage cupboard. UPVC double glazed windows to the rear aspect. UPVC double glazed French doors opening onto the rear garden.

First Floor

Landing

Fitted carpet. Skirting boards. Pendant light fitting. Storage cupboard over stairs housing the boiler. Access hatch to loft space. Doors leading to:

Bedroom One 8'6 x 12'6 (2.59m x 3.81m)

Fitted carpet. Skirting boards. Built in cupboard. Covings. Pendant light fitting. UPVC double glazed window to the rear aspect.

Bedroom Two 8'6 x 11'2 (2.59m x 3.40m)

Fitted carpet. Skirting boards. Built in cupboard. Partial 3/4 height panelling. Covings. Pendant light fitting. UPVC double glazed window to the front aspect.

Bedroom Three 6'4 x 9'0 (1.93m x 2.74m)

Currently used as a dressing room. Wood effect chevron designed floor. Skirting boards.

Partial panelled wall with feature wall mounted lights. Covings. Inset ceiling spot lights. UPVC double glazed window to the rear aspect.

Bathroom 6'4 x 5'7 (1.93m x 1.70m)

Tiled floor. Tiled walls. 'D' shaped bath with overflow bath filler tap, matt black overhead rainfall shower with additional shower attachment and crittall style shower screen. Vanity ceramic wash hand basin with matt black mixer tap over and low level WC. Matt black heated towel radiator. UPVC obscure double glazed window to the front aspect.

Outside

Front Garden

Steps leading to the front door. Garden laid to lawn with shrubbery. Private driveway leading to the garage.

Rear Garden

Patio and decked area leading from the kitchen/dining room, outside tap and pedestrian door leading to the garage. Steps leading to a raised lawned, side boarders and patio area.

Garage

With an up and over door, power points and pedestrian door to the rear garden.

Services

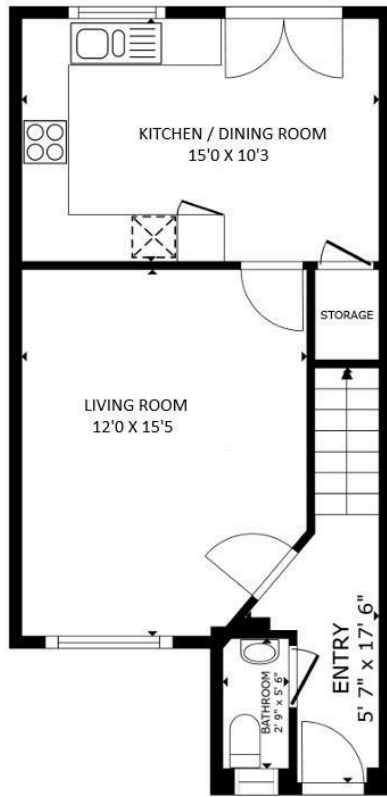
Mains Gas, Electricity, Drainage and Water.

Directions

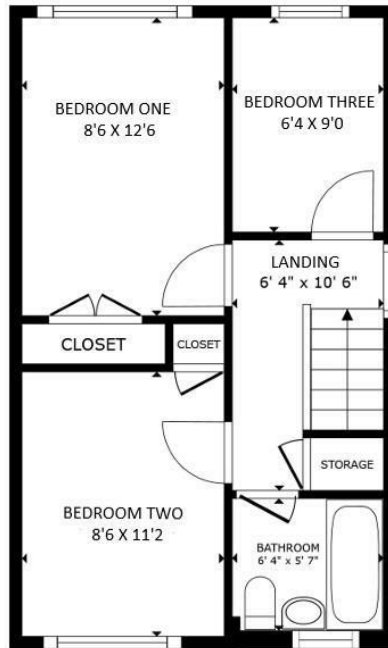
From our office on Caerphilly Road turn right onto Caerphilly Road Head North
Once on Caerphilly Mountain turn right onto the B4263
Continue through Caerphilly town centre onto Castle St/B460
Then turn right onto Ton-Y-Felin Rd/B4600
At the roundabout, take the 3rd exit onto Bedwas Rd/A468
Turn left onto Greenway
Turn right to stay on Greenway
At the roundabout, take the 1st exit onto Pandy Rd
Turn right onto Dol Y Pandy
Continue straight to stay on Dol Y Pandy
Turn left onto Derwyn Las
The property will be on the left







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 428 sq.ft. FLOOR 2 394 sq.ft.
 TOTAL : 822 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

HARRIS & BIRT



HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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 & Wales	EU Directive 2002/91/EC		

