



12 Derwyn Las

Bedwas, Caerphilly, CF83 8HS

Price £340,000

HARRIS & BIRT



Situated in the village of Bedwas, this detached 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 living room features a fireplace, beautiful views due to its elevated position and French doors to the dining room that opens to the kitchen.

The well-designed kitchen is complemented by a utility room, providing ample storage and functionality for daily chores. The integral garage, equipped with an electric roller shutter door, offers secure parking and additional storage options.

To the first floor there are three bedroom with an ensuite shower room and a family bathroom.

Outside the front garden is laid to lawn with a driveway leading to the garage and the rear garden has a patio area, lawned area with an additional patio.

Located 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 6'4 x 15'8 (1.93m x 4.78m)

Entered via a composite and obscure double glazed front door. Hard wearing carpet mat. LVT wood effect flooring. Skirting boards. Spindle balustrade and newel post with fitted carpet to the stairs. Coving. Two pendant light fittings. Under stairs storage cupboard. Doors leading to:

#### Living Room 11'0 x 15'4 (3.35m x 4.67m)

Fitted carpet. Skirting boards. Marble fire surround, back panel and hearth with electric fire. Two wall mounted lights. Coving. Pendant light fitting. UPVC double glazed with to the front aspect. Doors To:

#### Dining Room 9'9 x 8'11 (2.97m x 2.72m)

Wood effect laminate flooring. Skirting boards. Coving. Pendant light fitting. UPVC double glazed French doors to the rear garden. Door to:

#### Kitchen 10'11 x 11'5 (3.33m x 3.48m)

Tiled floor. Skirting boards. Kitchen comprising off wall and floor units, Roll top worksurface, Breakfast bar, Stainless steel sink and draining board with chrome mixer tap, Four ring electric hob, Fan assisted oven, Extractor hood, Space for a fridge/freezer. Tiled splash back. Inset ceiling cluster spot light. UPVC double glazed window to the rear aspect. Additional door from the hallway. Door leading to:

#### Utility Room 5'0 x 8'9 (1.52m x 2.67m)

Tiled floor. Utility area with base units, Roll top worksurface, Stainless steel sink and draining board with chrome mixer tap over, Space and plumbing for a

washing machine, Space and plumbing for a dish washer. Tiled splash back. Storage cupboard. Pendant light fitting. Access hatch to roof space. Ceiling extractor fan. UPVC partial double glazed door to the rear garden. Door to:

#### Garage 8'6 x 18'4 (2.59m x 5.59m)

Step down from the utility room. Power sockets. Strip light. Electric roller shutter door to the driveway.

#### WC 2'10 x 5'11 (0.86m x 1.80m)

Tiled floor. Skirting boards. Low level WC. Wall mounted wash hand basin with tiled splash back. Wall mounted chrome heated towel radiator. Inset ceiling cluster spot lights. UPVC obscure double glazed window to the front aspect.

### First Floor

#### Landing 6'3 x 11'2 (1.91m x 3.40m)

Fitted carpet. Skirting boards. Pendant light fitting. Access hatch to lift space. UPVC double glazed window to the side aspect. Doors to:

#### Bedroom One 11'2 x 10'10 (3.40m x 3.30m)

Fitted carpet. Skirting boards. Built in wardrobes. Pendant light fitting. UPVC double glazed window to the rear aspect. Door to:

#### Ensuite 6'4 x 5'3 (1.93m x 1.60m)

Tiled floor. Skirting boards. Bathroom suite comprising of low level WC, Pedestal wash hand basin, Shower cubical with chrome mains shower over, glass shower screen and sliding doors. Partial tiled walls. Wall mounted chrome heated towel radiator. Wall mounted shaver power sockets. Inset ceiling cluster spot lights. UPVC obscure double glazed window to the side aspect.

#### Bedroom Two 11'2 x 9'8 (3.40m x 2.95m)

Fitted carpet. Skirting boards. Pendant light fitting. UPVC double glazed window to the front aspect.

#### Bedroom Three 8'7 x 6'7 (2.62m x 2.01m)

Fitted carpet. Skirting boards. Over stairs storage cupboard. Pendant light fitting. UPVC double glazed window to the front aspect.

#### Bathroom 6'3 x 6'3 (1.91m x 1.91m)

### Outside

### 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

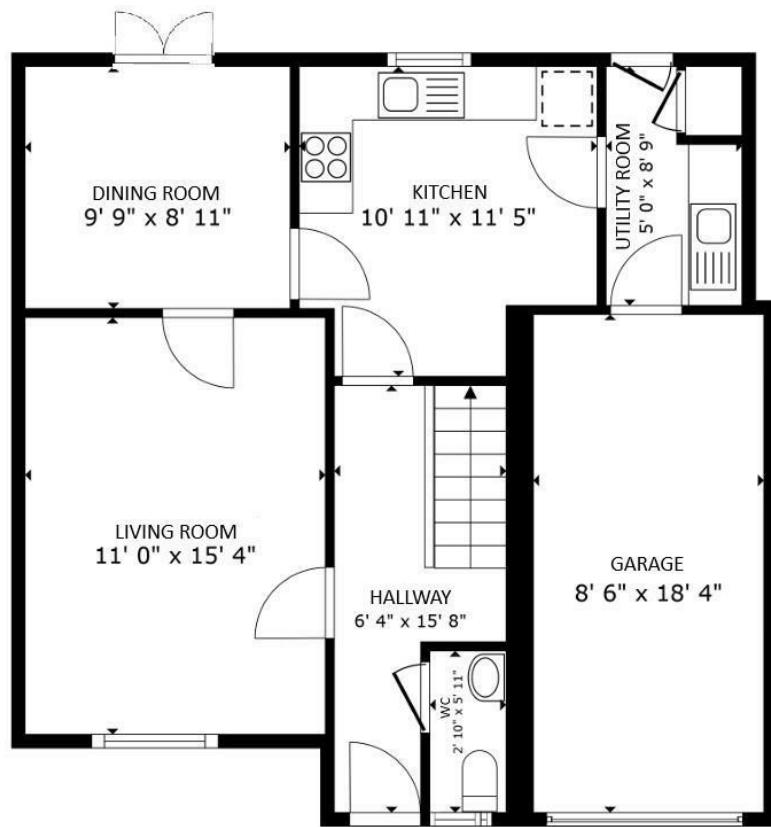
Continue straight to stay on Dol Y Pandy

Turn left onto Derwyn Las

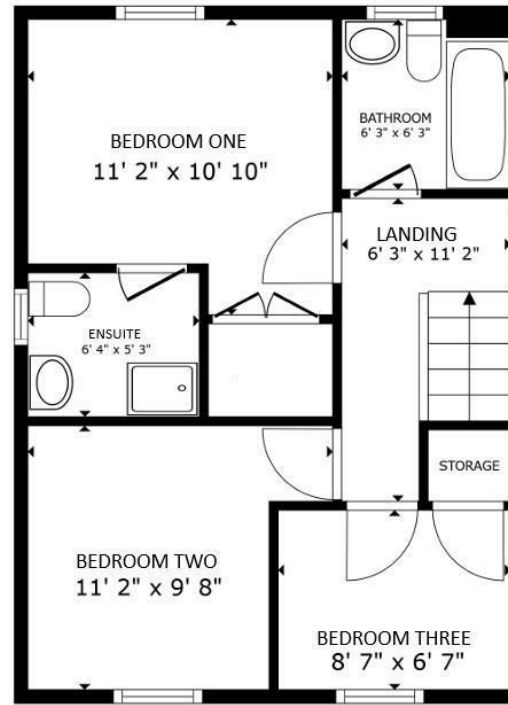
The property will be on the left





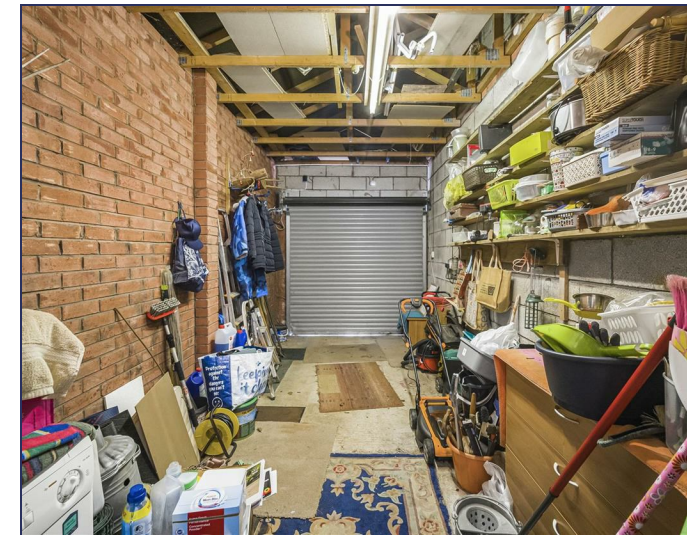


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 549 sq.ft. FLOOR 2 437 sq.ft.  
EXCLUDED AREAS : GARAGE 155 sq.ft.  
TOTAL : 986 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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



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