



HAFAN WERDD

CAERPHILLY









## HAFAN WERDD

CAERPHILLY, CF83 3BU - ASKING PRICE £325,000



3 bedroom(s)



1 bathroom(s)



1158.00 sq ft

Nestled in the desirable location of Hafan Werdd, Caerphilly, this charming three-bedroom detached home offers the perfect blend of comfort, space, and modern living. Spanning approximately 1,158 sq ft, the property features two spacious reception rooms, providing ample space for both relaxing and entertaining.

The garage has been thoughtfully converted into an additional reception room, enhancing the versatility of the layout—ideal for use as a home office, playroom, or snug.

At the heart of the home lies a stylish, modern kitchen, fully equipped to meet the demands of contemporary family life and offering a practical yet welcoming space for cooking and dining.

Upstairs, you'll find three generously sized bedrooms, making this an ideal home for families or those needing extra space for guests or working from home.

A standout feature of this property is the lovely rear garden—an ideal spot to relax and enjoy the peaceful surroundings and beautiful views. Whether you're hosting summer barbecues, gardening, or simply unwinding, the outdoor space caters to all.

Located close to excellent local schools and within easy reach of the town centre, this home offers both convenience and a strong sense of community. Additional benefits include off-road parking for two vehicles.

This delightful home in Hafan Werdd is a rare find, combining modern comforts with a picturesque setting. Early viewing is highly recommended—don't miss the opportunity to make this your new home.

### PROPERTY SPECIALIST

**Whitney Jenkins**

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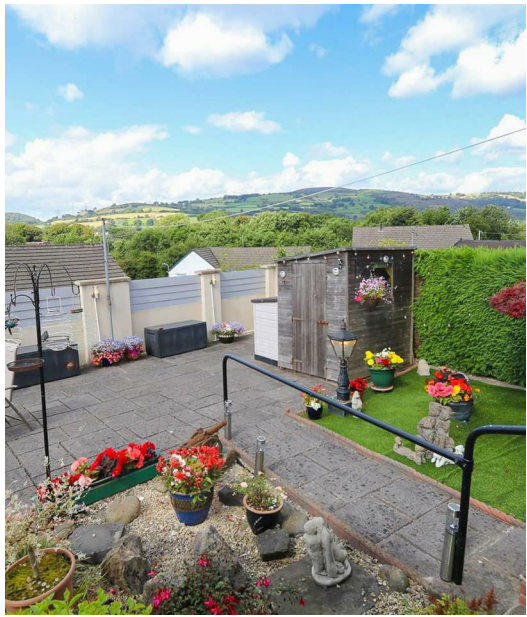
02920 867711

Sales Negotiator










### 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>		<b>79</b>
(55-68) <b>D</b>	<b>67</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 	































### **HALLWAY**

Wood effect laminate floor. Double glazed window and door to front porch. Stairs leading to first floor.

### **LOUNGE**

**3.22 x 4.06 (10'7" x 13'4")**

Double glazed window to front. Smooth ceiling with coving. Fire place with surround and grate. opening to conservatory. Paneled Radiator. Power points.

### **CONSERVATORY**

**2.81 x 2.97 (9'3" x 9'9")**

Insulted roof with smooth ceiling done 2021. Wood effect laminate floor. Double glazed windows to rear. Double glazed door to rear garden. Radiator.

### **KITCHEN**

**2.55 x 2.98 (8'4" x 9'9")**

Cream porcelain floor tiles. Matching wall and base units. Gas cooker with hood. Electric oven. Double glazed window to rear. Upvc and glazed door to side extension.

### **GARAGE CONVERSION**

**2.50 x 4.98 (8'2" x 16'4")**

Smooth ceiling with two sky lights. Double glazed door to rear. Access to downstairs w/c. Space for fridge freezer. Power points.

### **DOWNSTAIRS WC**

Tiled splash back white corner sink. White w/c. Terracotta tiles. Combi boiler. Double glazed window to rear.

### **REAR GARDEN**

Tiered garden with patio off the rear door. Artificial grass area with gravel borders leading to another large patio area. Retaining wall to the rear, works completed 2019.

### **LANDING**

Double glazed window to side. Wooden hand rails and balustrade. Access to all bedrooms and bathroom.

### **BEDROOM ONE**

**2.92 x 3.79 (9'7" x 12'5")**

Double glazed window to front. Texture ceiling with coving. Double custom built fitted wardrobes. Paneled Radiator. Power points.

### **BEDROOM TWO**

**2.79 x 2.86 (9'2" x 9'5")**

Double glazed window to rear. Textured ceiling with coving. Paneled radiator. Power points.

### **BEDROOM THREE**

**2.32 x 2.88 (7'7" x 9'5")**

Double glazed window to front. Storage cupboard over stairs. Textured ceiling with coving.

### **SHOWER ROOM**

**2.43 x 1.75 (8'0" x 5'9")**

Vanity sink with storage. White w/c. Walk-in shower with glass screen. Over head shower. Tiled walls. Double glazed window to rear.

### **TENURE**

We are informed by the owner that the property is Freehold.

### **COUNCIL TAX**

Band - D

### **SCHOOL CATCHMENTS**

Welsh Medium Primary School : Y.G.G. CAERFFILI

Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI

English Medium Primary School : ST JAMES PRIMARY

English Medium Secondary School : ST. MARTINS COMPREHENSIVE SCHOOL



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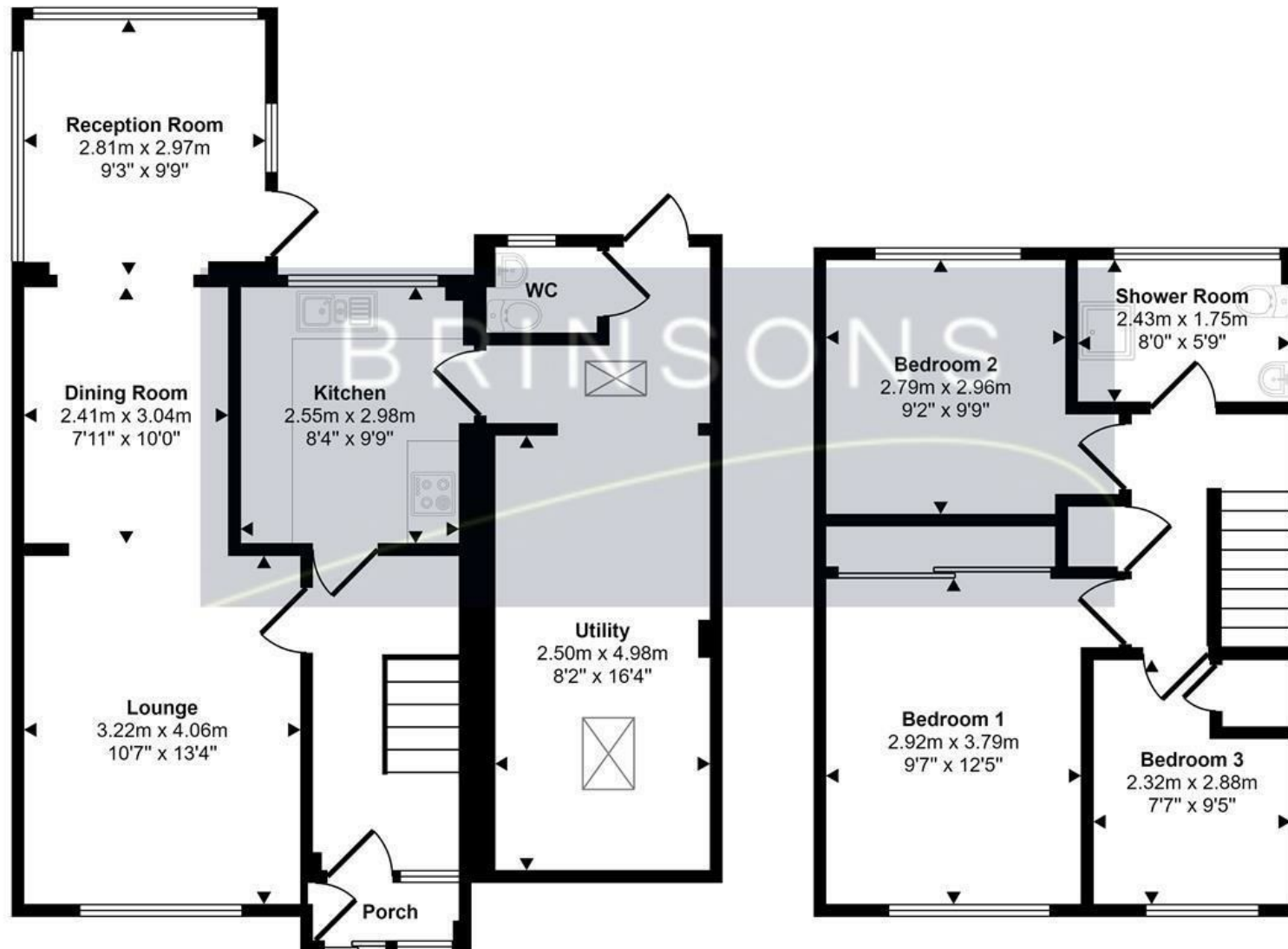
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Comments by Whitney Jenkins



Approx Gross Internal Area  
108 sq m / 1158 sq ft



Ground Floor  
Approx 67 sq m / 719 sq ft

First Floor  
Approx 41 sq m / 439 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Jeffrey Ross