COED LEDDYN

PWLLYPANT

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PWLLYPANT, CF83 2NF - OFFERS IN EXCESS OF £185,000

2 Bedroom(s) | 1 Bathroom(s) | 793.00 sq ft

Nestled in the charming area of Coed Leddyn, Pwllypant, Caerphilly, this delightful detached bungalow presents an excellent opportunity for those seeking a comfortable and versatile living space. This property is in need of modernization, spanning an impressive 793 square feet, the property features a welcoming reception room that provides a perfect setting for relaxation and entertaining.

The bungalow boasts two well-proportioned bedrooms, ideal for a small family or those wishing to downsize. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the loft, which has been thoughtfully converted into a room suitable for a home office. This space is easily accessible via a sturdy loft ladder and offers further potential for conversion, allowing you to tailor the home to your specific needs.

The property benefits from gas central heating, ensuring warmth and comfort throughout the year. Outside, you will find a large front garden that enhances the property's curb appeal and provides a lovely outdoor space for gardening or relaxation. Additionally, the driveway offers parking for two vehicles, a valuable asset in this desirable location.

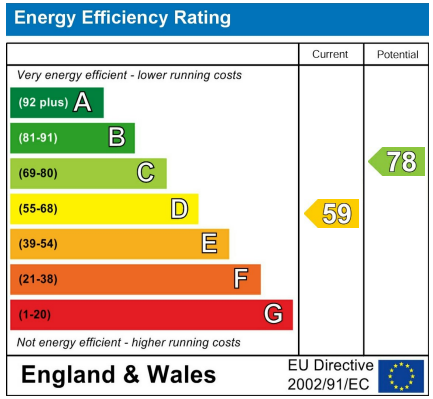
There is also potential to extend the property to the side, subject to planning permission, which could further enhance its appeal and functionality. This bungalow is not just a home; it is a canvas for your future aspirations. With its prime location and versatile living options, this property is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming bungalow your own.

Freehold
EPC - D
Council Tax - E

PROPERTY SPECIALIST

Whitney Jenkins

Cavalier


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
59
78
England & Wales
EU Directive 2002/91/EC

An excellent opportunity for investors, first-time buyers, or anyone looking to create a home tailored to their own style. Requiring modernisation throughout, the property boasts plenty of character, generous accommodation, and outstanding potential to add value

Comments by: Whitney Jenkins

Living Room
11'11 x 15'10 (3.63m x 4.83m)

Dining Room
11'11 x 8'4 (3.63m x 2.54m)

Kitchen
6'10 x 11'11 (2.08m x 3.63m)

Bedroom One
10'11 x 11'11 (3.33m x 3.63m)

Bedroom Two
11'10 x 9'11 (3.61m x 3.02m)

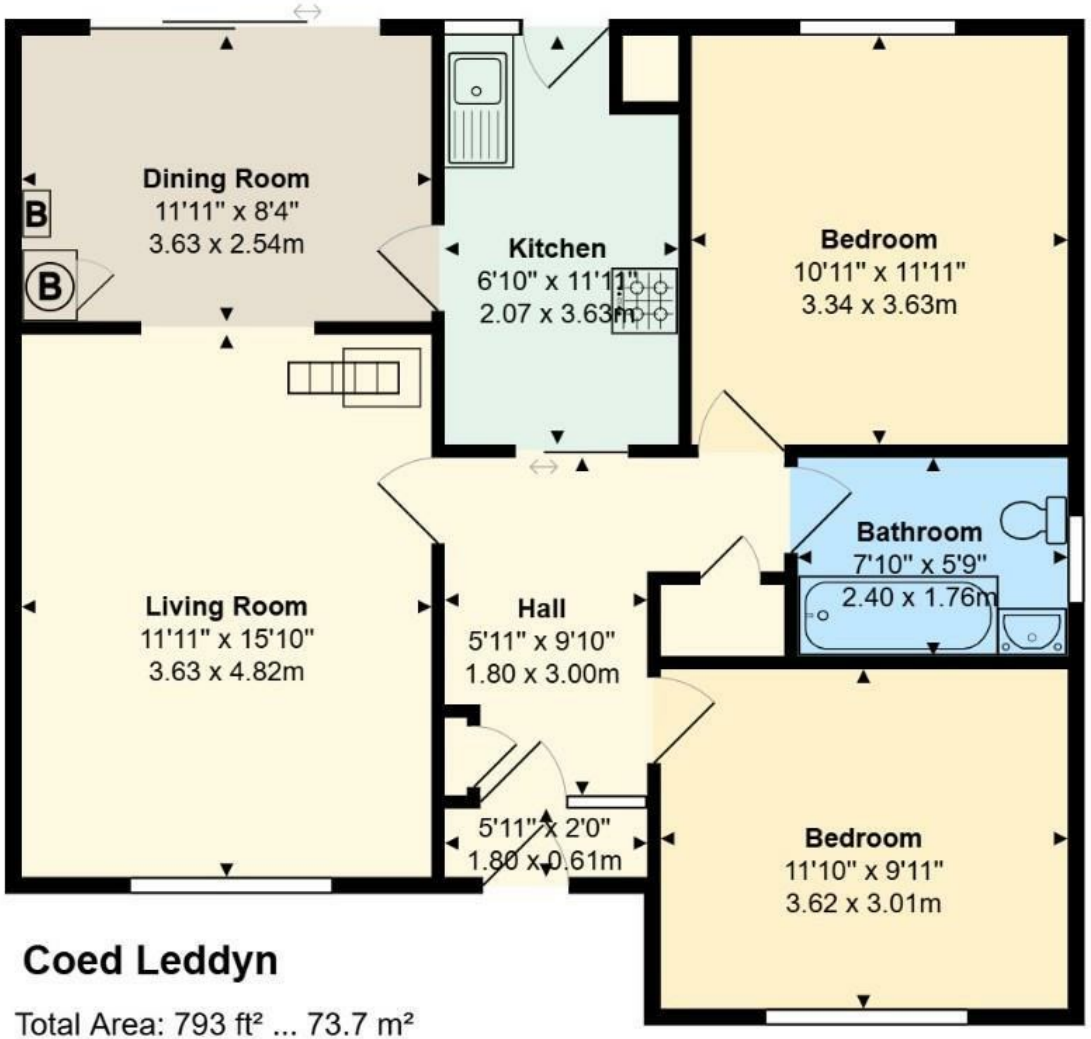
Bathroom

Tenure
Freehold

School Catchments
These are the Schools for your Catchment Area :

Welsh Medium Primary School : Y.G.G. CAERFFILI
Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI
English Medium Primary School : PLASYFELIN PRIMARY
English Medium Secondary School : BEDWAS HIGH SCHOOL

Council Tax
Band E



Coed Leddyn

Total Area: 793 ft² ... 73.7 m²

All measurements are approximate and for display purposes only

CAERPHILLY'S HOME FOR

STYLISH SALES & LETTINGS

BRINSONS