

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL



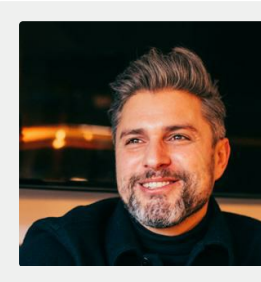
*Tabor Road*

MAESYCWMMER



*A must see! An impressive property, with a private driveway and garage. The property has been very well looked after for the duration of ownership is presented beautifully. You really could move straight in! You must come and see this property! Call the office on 029250 499680 and book your viewing today!*

Comments by Mr Ollie Vincent



**Property Specialist**  
**Mr Ollie Vincent**  
Senior valuer

ollie.vincent@jeffreygross.co.uk

Viaduct House



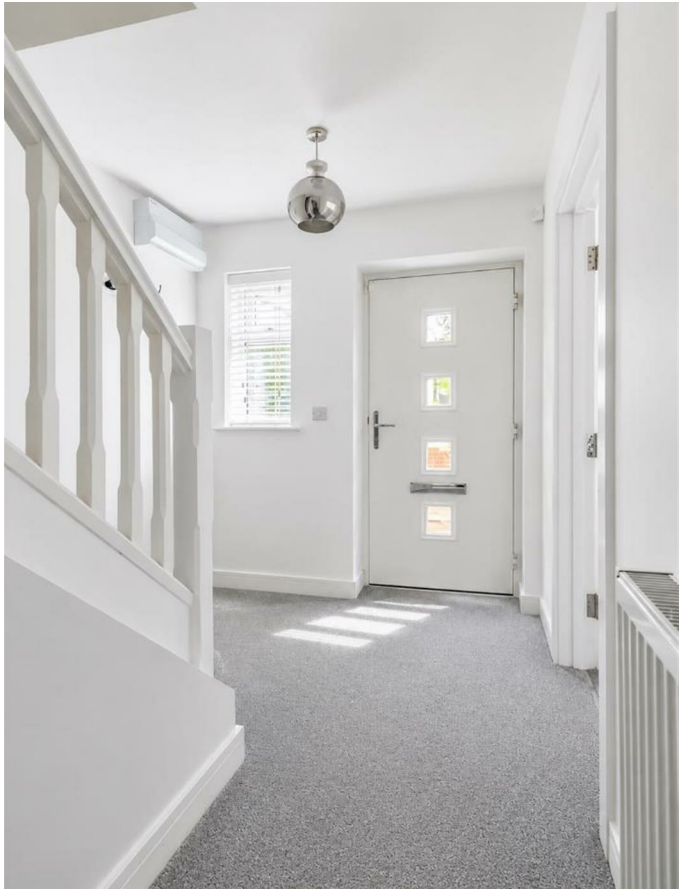
Total Area: 179.9 m<sup>2</sup> ... 1937 ft<sup>2</sup>

All measurements are approximate and for display purposes only

*We have loved living here over the years. The area has been perfect for us, the neighbours have been great. It is a fantastic rental opportunity for any investors, but ideally it will make a great family home. We hope the new buyers love the property as much as we do!*

Comments by the Homeowner





# Tabor Road

Maesycwmmmer, Hengoed, CF82 7PU

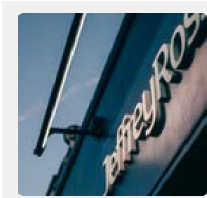
Asking Price

£350,000

 4 Bedroom(s)

 2 Bathroom(s)

 sq ft



Contact our

**Brinsons Caerphilly Branch**

029 20867711

Located in the charming area of Maesycwmmmer, Hengoed, this splendid detached house on Tabor Road offers a perfect blend of modern living and spacious comfort. Built less than 10 years ago, the property boasts a contemporary design that is both stylish and functional.

The property is being sold as chain free for an easy purchase. It was built less than 10 years ago, to the current modern standards, including sprinkler systems, a combi boiler, and even an electric garage door.

Split over 3 floors, you are greeted by an inviting atmosphere, enhanced by multiple generous reception rooms that provide ample space for home working, relaxation and entertainment. Whether you envision hosting family gatherings or enjoying quiet evenings, these versatile areas cater to all your needs.

The home features 3 well-proportioned bedrooms up on the first floor, and another bedroom / reception room, down in the lower floor, ensuring that there is plenty of room for family members or guests. Additionally, the property includes two modern bathrooms, thoughtfully designed to offer convenience and comfort for all.

Parking is a breeze with space available for up to 3 vehicles, making it ideal for families or those who enjoy having guests over. The garage is a great addition, for extra storage or even more parking.

This delightful home in Maesycwmmmer is not just a house; it is a place where memories can be made. With its spacious layout and modern amenities, it is perfect for those seeking a comfortable and stylish living environment. Do not miss the opportunity to make this wonderful property your own. Call the office on 02920 499680, and book your viewing today!



|                                                       |                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Hall                                         | Bedroom 3 10'5" x 10'2" (3.20 x 3.12)                                                                                                                                                                                                                                           |
| Kitchen / Breakfast Room 16'8" x 9'4" (5.10 x 2.87)   | COUNCIL TAX<br>BAND E                                                                                                                                                                                                                                                           |
| Lounge / Dining Room 10'2" x 14'3" (3.10 x 4.35)      | SCHOOL CATCHMENT<br>Welsh Medium Primary School : Y.G. BRO ALLTA<br>Welsh Medium Secondary School : YSGOL GYFUN CWM RHYMNI<br>English Medium Primary School : MAESYCWMMER PRIMARY<br>English Medium Secondary School : LEWIS SCHOOL PENGAM/<br>LEWIS GIRLS COMPREHENSIVE SCHOOL |
| W/C                                                   | TENURE<br>We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.                                                                                                                                                           |
| to the lower level                                    |                                                                                                                                                                                                                                                                                 |
| Sitting Room / Bedroom 4 10'1" x 24'0" (3.08 x 7.32)  |                                                                                                                                                                                                                                                                                 |
| Living Room / Cinema Room 13'3" x 24'0" (4.05 x 7.32) |                                                                                                                                                                                                                                                                                 |
| to the upper floors                                   |                                                                                                                                                                                                                                                                                 |
| Bedroom 1 9'10" x 17'2" (3.01 x 5.25)                 |                                                                                                                                                                                                                                                                                 |
| Ensuite                                               |                                                                                                                                                                                                                                                                                 |
| Bedroom 2 10'5" x 13'5" (3.20 x 4.10)                 |                                                                                                                                                                                                                                                                                 |







Virtually Staged by Jeffrey Ross



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 84                      | 90        |
| (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 |           |

