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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Low-y-Gors*

CAERPHILLY



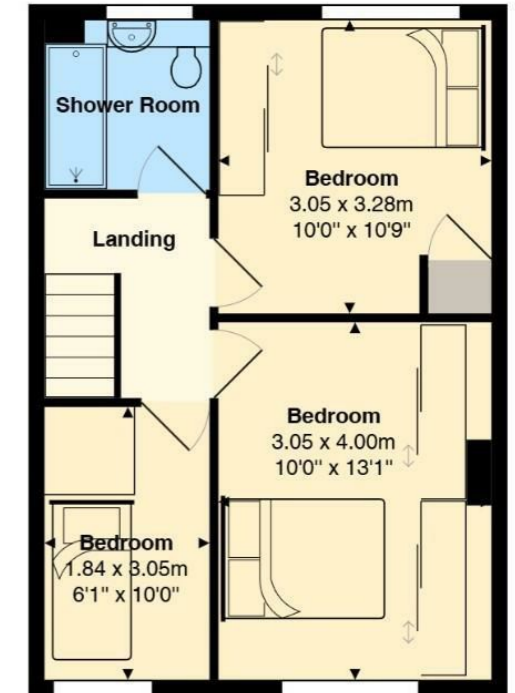
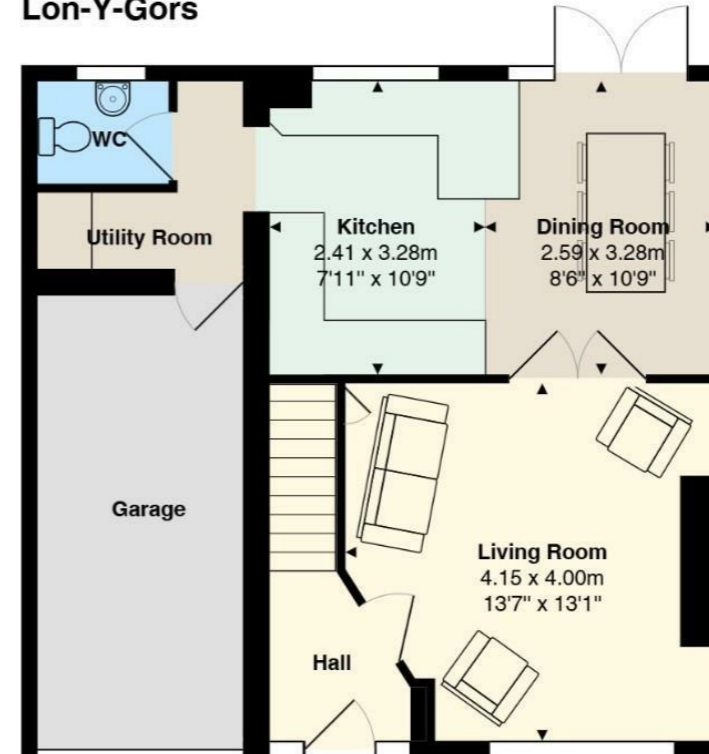
Set within the highly desirable Lon-Y-Gors area of Caerphilly, this beautifully presented three-bedroom semi-detached residence offers generous proportions, refined living spaces, and an enviable location close to the town centre.

Comments by Lauren Williams



**Property Specialist**  
**Lauren Williams**  
 Sales Negotiator  
 lauren.williams@brinsons.co.uk

### Lon-Y-Gors



Total Area: 92.9 m<sup>2</sup> ... 1000 ft<sup>2</sup>

All measurements are approximate and for display purposes only

We have loved living here for the past 18 years and during that time we have continually updated and improved the house to create a wonderful family home.

The south-facing garden is a real highlight, enjoying sunshine throughout the day while also offering plenty of privacy as it is not overlooked. We have also been fortunate to have very friendly neighbours, which has made living here even more special.

We are only moving because we are now looking for a bungalow for the next chapter of our lives.

Comments by the Homeowner





# Lon-Y-Gors

Caerphilly, CF83 1DP

Asking Price

£310,000



3 Bedroom(s)



2 Bathroom(s)



1000.00 sq ft



Contact our

**Brinsons Caerphilly Branch**

029 20867711

OPEN DAY

Saturday 30th May | 12:00pm – 2:00pm

Call 02920 499680 to book your viewing today!

Nestled in the tranquil area of Lon-Y-Gors, Caerphilly, this charming semi-detached home offers an excellent blend of comfort, space, and convenience. Extending to approximately 1,000 sq. ft., the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking additional living space.

On entry, you are welcomed into a spacious reception room, providing a warm and versatile setting for both relaxation and entertaining. The open-plan kitchen and dining area is a standout feature, thoughtfully designed to create a sociable and practical space, perfect for everyday living. From here, doors lead out to a generous south-facing garden, a real highlight of the property, enjoying an abundance of natural light and offering an ideal setting for outdoor dining, children's play, or summer gatherings.

The home further benefits from one bathroom, including a convenient downstairs WC, catering well to the needs of a busy household. Externally, the property offers parking for two vehicles as well as the added advantage of garage parking, ensuring both security and convenience.

Situated in a sought-after residential location, the property enjoys a peaceful setting while remaining within walking distance of Caerphilly town centre. This provides easy access to a wide range of local amenities, shops, schools, and excellent transport links.

In summary, this delightful home in Lon-Y-Gors presents a fantastic opportunity to acquire a spacious and well-located property, combining modern family living with a generous garden and superb convenience. Early viewing is highly recommended.



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<b>Hall</b>	<b>Council Tax</b> Rating - D
<b>Living room 13'7" x 13'1" (4.15 x 4.00)</b>	<b>Tenure</b> Freehold.
<b>Dining Room 8'5" x 10'9" (2.59 x 3.28)</b>	<b>EPC</b> Rating - D
<b>Kitchen 7'10" x 10'9" (2.41 x 3.28)</b>	<b>These are the Schools for your Catchment Area</b>
<b>Downstairs WC</b>	Welsh Medium Primary School : Y.G.G. Y CASTELL Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI
<b>Utility</b>	English Medium Primary School : HENDRE INFANTS / HENDRE JUNIOR English Medium Secondary School : ST CENYDD COMPREHENSIVE SCHOOL
<b>Garage</b>	
<b>Landing</b>	
<b>Bedroom 1 6'0" x 10'0" (1.84 x 3.05)</b>	
<b>Bedroom 2 10'0" x 13'1" (3.05 x 4.00)</b>	
<b>Bedroom 3 10'0" x 10'9" (3.05 x 3.28)</b>	
<b>Shower Room</b>	

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

