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CARDIFF

VALE

CAERPHELLY

BRISTOL



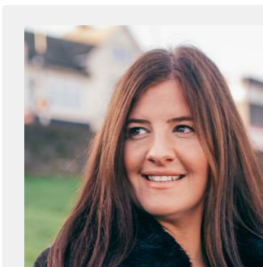
*Pandy Road*

BEDWAS



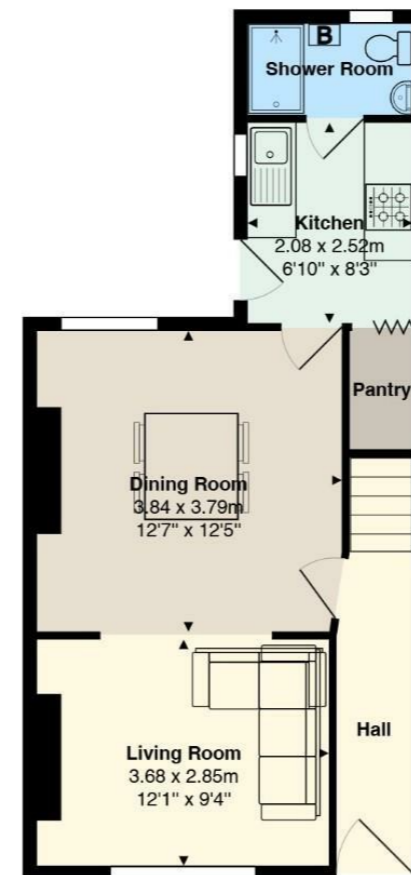
*A home that perfectly balances charm and practicality, ready to welcome its next owners to create lasting memories. With its generous garden and adaptable living space, this is a property not to be missed.*

Comments by Lauren Williams



**Property Specialist**  
**Lauren Williams**  
Sales Negotiator

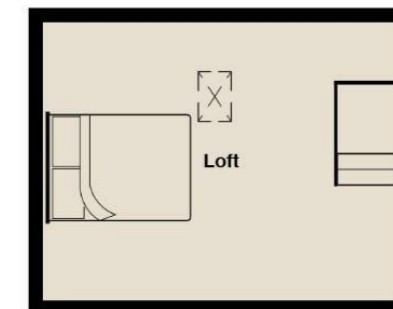
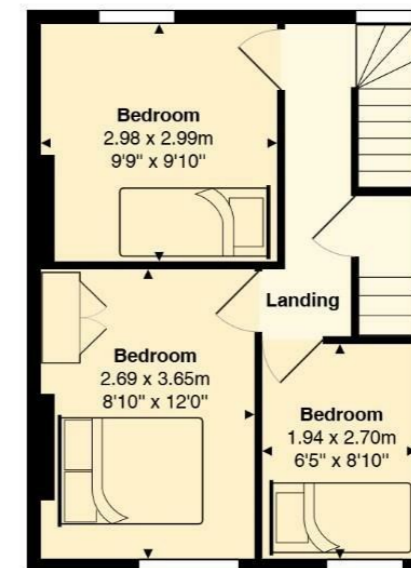
lauren.williams@brinsons.co.uk



### Pandy Road

Total Area: 87.6 m<sup>2</sup> ... 943 ft<sup>2</sup>

All measurements are approximate and for display purposes only



*What we've loved most about our home is the warmth and comfort it brings. The fire creates the coziest atmosphere on winter evenings, making the living space feel like a real retreat. It's a house that feels safe, welcoming and easy to relax in.*

Comments by the Homeowner





# Pandy Road

*Bedwas, Caerphilly, CF83 8EL*

Offers Over

**£245,000**



3 Bedroom(s)



1 Bathroom(s)



943.00 sq ft



Contact our

***Brinsons Caerphilly Branch***

029 20867711

Nestled in the highly desirable area of Pandy Road, Bedwas—just a short distance from Caerphilly—this charming end-terrace home perfectly balances character, space, and modern living.

The property features three well-proportioned bedrooms, including a cleverly converted loft room that offers flexible additional space—ideal for a growing family, guest accommodation, or a home office.

At the heart of the home is a bright and spacious open-plan living and dining area, flooded with natural light and centred around a cosy log burner, creating a warm and welcoming atmosphere. This versatile space is perfect for both everyday family life and entertaining guests.

Externally, the property truly excels with its expansive and beautifully maintained garden—an exceptional outdoor retreat. Ideal for families, gardening enthusiasts, or those seeking a peaceful escape, the garden boasts a variety of fruit trees, including plum, pear, and apple, alongside raspberry, blackberry, redcurrant, and blackcurrant bushes. Additional features include a shed, greenhouse, substantial woodstore, and a secure chicken enclosure. Two chickens are currently kept at the property and can remain if desired. The garden is also a haven for wildlife, regularly attracting frogs and hedgehogs, enhancing its natural charm.

Located in a sought-after and well-connected area, the property is conveniently close to local amenities, reputable schools, and excellent transport links—making it an ideal choice for families and commuters alike.

Further adding to its appeal, the property benefits from approved planning permission for a single-storey extension and a large garage, with approximately two years remaining.



**Hall**

**Living room 12'0" x 9'4" (3.68 x 2.85)**

**Dining Room 12'7" x 12'5" (3.84 x 3.79)**

**Pantry**

**Kitchen 6'9" x 8'3" (2.08 x 2.52)**

**Shower Room**

**Landing**

**Bedroom 1 9'9" x 9'9" (2.98 x 2.99)**

**Bedroom 2 8'9" x 11'11" (2.69 x 3.65)**

**Bedroom 3 6'4" x 8'10" (1.94 x 2.70)**

**Loft Room**

**Tenure**

Freehold

**Council Tax**

BAND - D

**School Catchment**

These are the Schools for your Catchment Area :

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

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

English Medium Primary School : BEDWAS INFANTS/BEDWAS JUNIORS

English Medium Secondary School : BEDWAS HIGH SCHOOL

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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	

