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CARDIFF VALE CAERPHILLY BRISTOL

Llwybr Y Coetir

WAUN DRAW

This beautifully presented three-bedroom detached residence offers generous proportions, refined living spaces, and an enviable location close to the town centre. Immaculately presented throughout, the property is ready to move straight in. It has been looked after very well throughout ownership!

Comments by Mr Ollie Vincent

Property Specialist

Mr Ollie Vincent

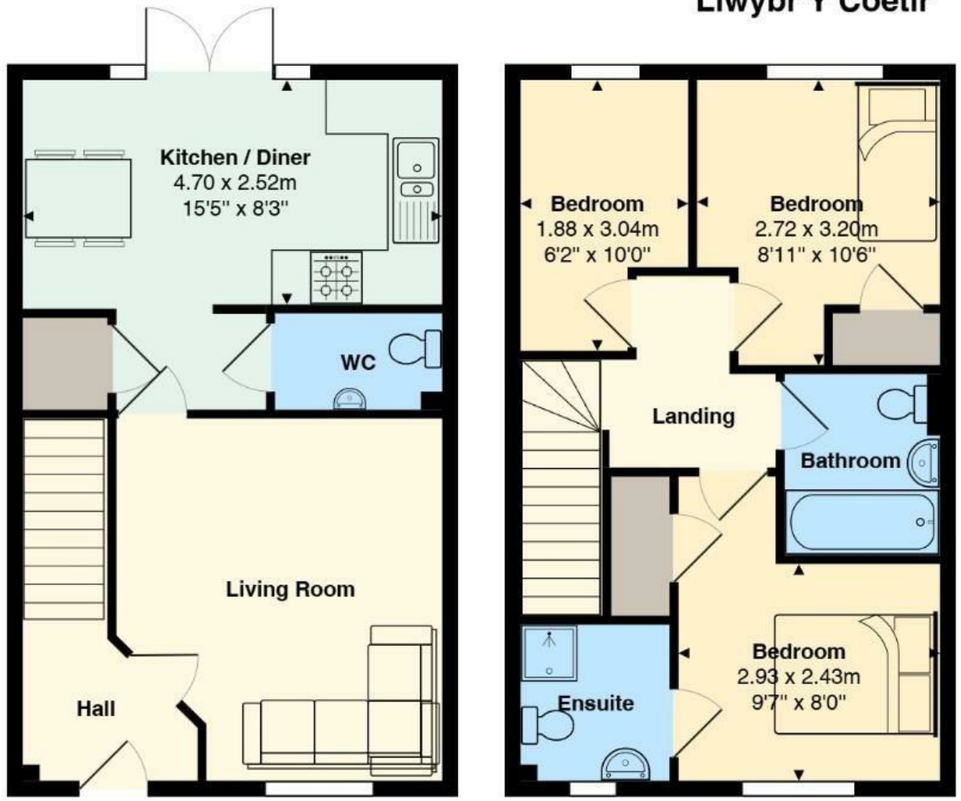
Senior valuer

ollie.vincent@jeffreyross.co.uk

We have loved living here. Its a great residential area, and the neighbours have been wonderful.. We've enjoyed many years here, and we hope any new buyers will find the same!

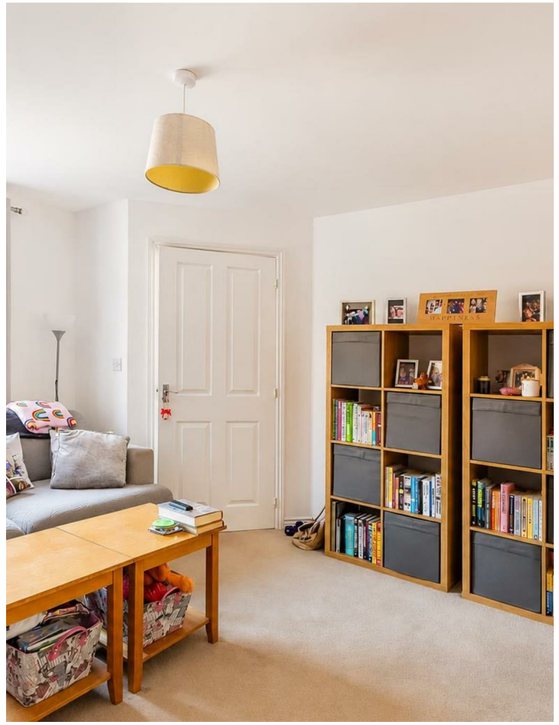
Comments by the Homeowner

Llwybr Y Coetir



Total Area: 73.8 m² ... 795 ft²

All measurements are approximate and for display purposes only



Llwybr Y Coetir

Waun Draw, Caerphilly, CF83 3SS

Asking Price

£300,000

3 Bedroom(s) | 2 Bathroom(s) | 795.00 sq ft

Contact our

Brinsons Caerphilly Branch

029 20867711

Beautifully Presented Three-Bedroom Detached Family Home

Situated in the sought-after location of Llwybr Y Coetir, Caerphilly, this beautifully presented three-bedroom detached home offers stylish, move-in-ready accommodation, perfect for families, first-time buyers or anyone looking for a home that has been lovingly maintained throughout.

From the moment you arrive, it is clear that this property has been exceptionally well cared for by the current owners. Immaculately presented throughout, the home is ready for its new owners to simply unpack and enjoy.

The ground floor offers a welcoming entrance leading into a spacious and comfortable reception room, providing the perfect space for relaxing with family or entertaining guests. The well-planned layout creates a wonderful flow throughout the home, while the convenient downstairs W/C adds practicality for everyday living.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom benefitting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, making this an ideal home for growing families.

Externally, the property continues to impress with a private driveway providing off-road parking for two vehicles. The surrounding area is popular for its attractive setting, family-friendly atmosphere and excellent access to local amenities, schools and transport links.

Combining immaculate presentation, spacious accommodation and a desirable location, this fantastic detached home offers an excellent opportunity for buyers looking for a property they can move straight into. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Hall

Living Room

Kitchen / Diner 15'5" x 8'3" (4.70 x 2.52)

W/C

to the first floor

Landing

Bedroom 1 9'7" x 7'11" (2.93 x 2.43)

Ensuite

Bedroom 8'11" x 10'5" (2.72 x 3.20)

Bedroom 6'2" x 9'11" (1.88 x 3.04)

Bathroom

School Catchment

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

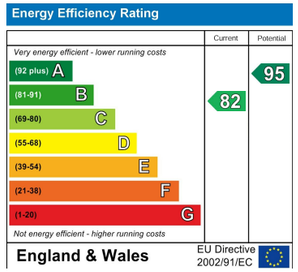
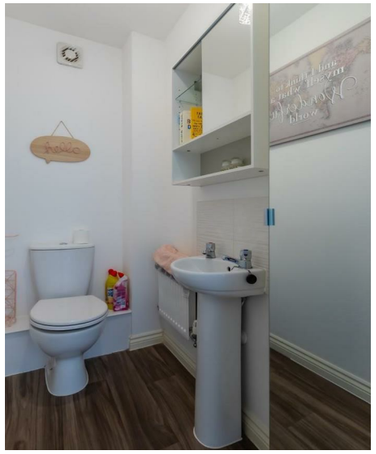
Council Tax

Band D

Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

HAPP
BIRTH
LAUR


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
82
95
England & Wales
EU Directive 2002/91/EC