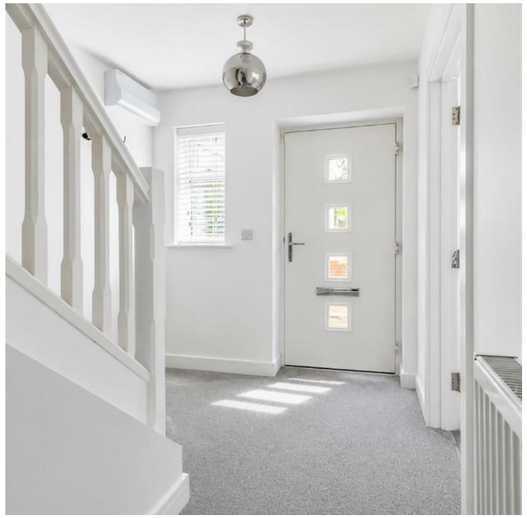
*www.jeffreyross.co.uk*

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@jeffreyross.co.uk


*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



**Viaduct House**

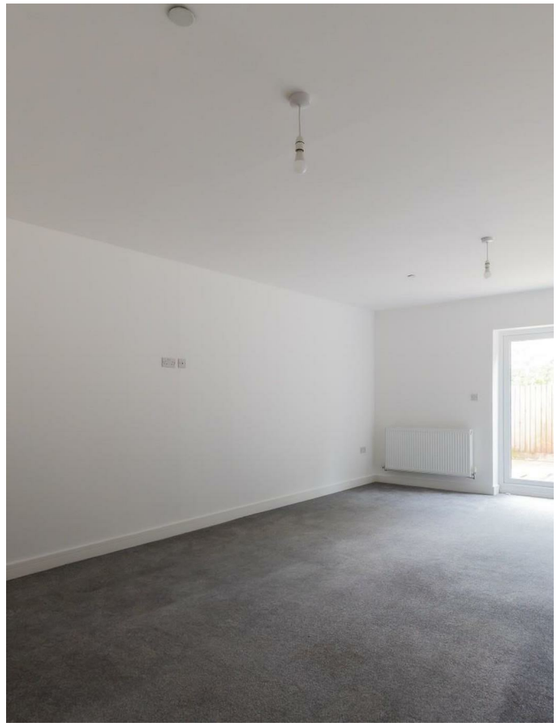



Total Area: 179.9 m² ... 1937 ft²

All measurements are approximate and for display purposes only









# Tabor Road

*Maesycwmmer, Hengoed, CF82 7PU*

**Asking Price**

## £350,000

4 Bedroom(s) | 2 Bathroom(s) | 1937.00 sq ft



Contact our

*Brinsons Caerphilly Branch*

029 20867711

Modern Three-Storey Detached Family Home | Four Bedrooms | Garage & Parking | No Onward Chain

Situated in the popular village of Maesycwmmer, Hengoed, this impressive modern detached residence on Tabor Road offers spacious and versatile accommodation arranged over three floors.

Built less than 10 years ago, the property has been designed with modern family living in mind, combining generous room proportions, contemporary features and a highly adaptable layout.

Upon entering, you are welcomed by a bright and inviting interior, with multiple reception spaces offering excellent flexibility for today's lifestyle. Whether you are looking for space to work from home, entertain guests or simply enjoy separate areas for family living, this property offers plenty of possibilities.

The first floor provides three well-proportioned bedrooms, while the lower ground floor benefits from an additional bedroom/reception room. This versatile space could be utilised as a guest bedroom, home office, gym, games room or additional sitting room, depending on individual requirements.

The accommodation is further complemented by two modern bathrooms, providing practicality and convenience for family life.

Additional benefits include a modern combi boiler, integrated sprinkler system and an electrically operated garage door, together with the advantages of a relatively recent construction.

Externally, the property offers off-road parking for up to three vehicles, alongside a garage providing secure parking or useful additional storage.

Offered to the market CHAIN FREE, this attractive home presents an excellent opportunity for buyers seeking a modern, spacious and versatile property without the complications of an onward chain.

Maesycwmmer is a popular village offering access to local amenities, transport links and neighbouring towns, making it a convenient location for families and commuters alike.





Entrance Hall

Kitchen / Breakfast Room 16'8" x 9'4" (5.10 x 2.87)

Lounge / Dining Room 10'2" x 14'3" (3.10 x 4.35)

W/C

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)

Bedroom 3 10'5" x 10'2" (3.20 x 3.12)

## Council Tax

Band E

## SCHOOL CATCHMENT

Welsh Medium Primary School : Y.G. BRO ALLTA
Welsh Medium Secondary School : YSGOL GYFUN CWM RHYMNI
English Medium Primary School : MAESYCWMMER PRIMARY
English Medium Secondary School : LEWIS SCHOOL PENGAM/ LEWIS GIRLS COMPREHENSIVE SCHOOL

## TENURE

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






LEVEL UP
FOCUS
No Excuses


Virtually Staged by Jeffrey Ross
DOLBY
ATMOS

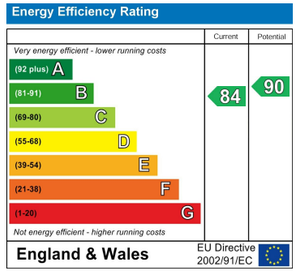











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
84
90
England & Wales
EU Directive 2002/91/EC



