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CARDIFF

VALE

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BRISTOL



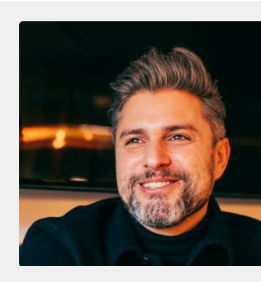
The Walk

HENGOED



A must see! An impressive property, on a large plot, with a lovely garden, great parking and a garage. The property has been very well looked after for the duration of ownership is presented beautifully. You really could move straight in.

Comments by Mr Ollie Vincent

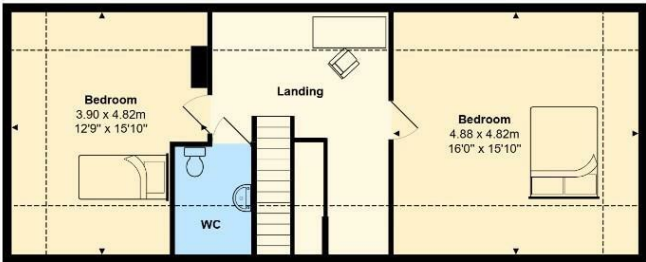


Property Specialist

Mr Ollie Vincent

Senior valuer

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The Walk

Total Area: 221.6 m² ... 2386 ft²

All measurements are approximate and for display purposes only

I have been very happy living but it is time to downsize. The garden it is beautiful whatever the season! The neighbours are lovely, they have lived in their house since they were built in the 1960's. We have become good friends and I will miss them very much. I hope the new owners love 'the walk' as much as I have over the years!

Comments by the Homeowner





The Walk

Hengoed, Ystrad, CF82 7AH

Asking Price

£525,000



5 Bedroom(s)



2 Bathroom(s)



2386.00 sq ft



Contact our
Brinsons Caerphilly Branch
029 20867711

Impressive Five-Bedroom Victorian Detached Home with Beautiful Gardens

Situated in the charming area of The Walk, Hengoed, this impressive five-bedroom Victorian detached home offers a wonderful blend of period character, generous living space and modern convenience. Extending to approximately 2,386 sq ft, the property is ideal for families seeking a spacious and versatile home in a peaceful setting.

The property welcomes you with an attractive and imposing frontage, complemented by a driveway providing parking for up to three vehicles, with additional parking available for a fourth car.

Internally, the home retains plenty of character, with a beautiful living room providing a welcoming space to relax or entertain. The bright and airy dining room offers further flexibility for family meals and social occasions.

At the heart of the home is the remodelled kitchen, featuring bi-fold doors that open directly onto the beautifully landscaped garden, creating a seamless connection between indoor and outdoor living. The garden is a particular highlight, with mature trees, established shrubs and a variety of wildlife throughout the seasons, making it a delightful space to enjoy all year round.

The accommodation comprises five spacious bedrooms, including a master bedroom with an en-suite bathroom. The loft space has been opened up to provide two additional bedrooms and a study, offering excellent versatility for a growing family, guests or those working from home.

Further improvements include a new boiler, a stylish bathroom featuring a walk-in shower and luxurious roll-top bath, and a remodelled utility room designed with practicality in mind.

Externally, the property continues to impress with a garage, summer house and an excellent outdoor entertaining area, ideal for enjoying warmer days and hosting family and friends.



Hall	to the 2nd Floor
Living Room 14'3" x 17'7" (4.35 x 5.36)	Landing / Office Space
Dining Room 11'6" x 11'5" (3.53 x 3.50)	Bedroom 12'9" x 15'9" (3.90 x 4.82)
Kitchen / Breakfast Room 14'4" x 17'4" (4.39 x 5.30)	W/C
Utility Room	Bedroom 16'0" x 15'9" (4.88 x 4.82)
W/C	Tenure
to the 1st floor	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Landing	Council Tax
Bedroom 14'7" x 17'7" (4.45 x 5.36)	Band F
Ensuite	School Catchment
Bedroom 13'10" x 9'10" (4.22 x 3.00)	Welsh Medium Primary School : Y.G. BRO ALLTA Welsh Medium Secondary School : YSGOL GYFUN CWM RHYMNI English Medium Primary School : YSTRAD MYNACH PRIMARY English Medium Secondary School : LEWIS SCHOOL PENGAM/ LEWIS GIRLS COMPREHENSIVE SCHOOL
Bedroom 11'6" x 7'4" (3.53 x 2.26)	









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(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

