

**FOR SALE**

Offers in Excess of £290,000 Freehold



# 22 Lon-Y-Garwa, Caerphilly. CF83 1NL

- SEMI DETACHED HOUSE
- MODERN KITCHEN with ISLAND
- SINGLE GARAGE
- FRONT & REAR GARDENS
- QUIET CUL-DE-SAC
- 3 BEDROOMS
- LUXURY FAMILY BATHROOM
- DRIVEWAY
- POPULAR WATFORD PARK LOCATION



## PROPERTY DESCRIPTION

Welcome to this charming three-bedroom semi-detached house, perfectly situated in a sought-after neighbourhood that combines the tranquility of suburban living with the convenience of nearby amenities. This delightful property offers a wonderful opportunity for first-time buyers, growing families, or investors looking for a promising addition to their portfolio.

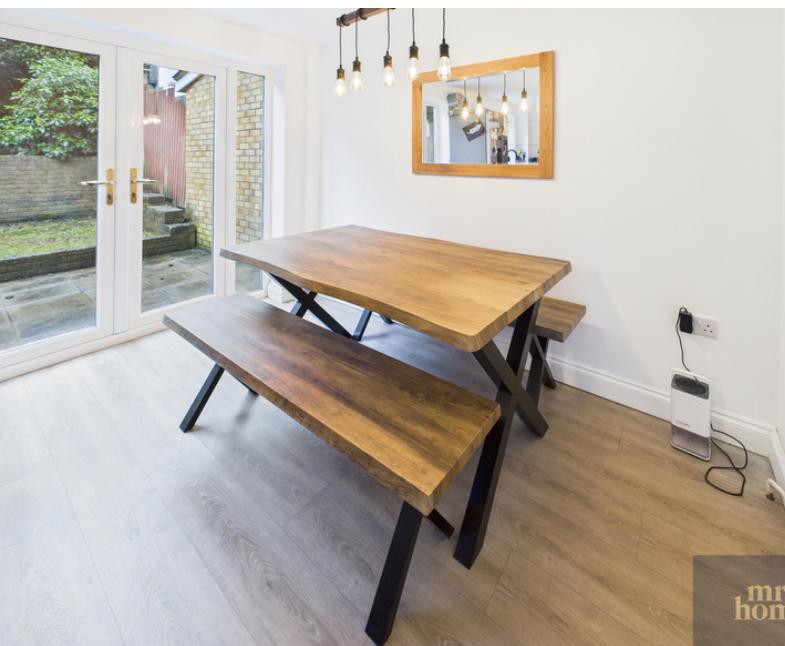
Step inside to discover a bright and inviting reception room, featuring ample space for both relaxing and entertaining guests. The room is lovingly maintained with neutral décor and large windows that flood the space with natural light, creating a warm and welcoming atmosphere throughout the day. This versatile space easily adapts to your lifestyle, whether you prefer a cosy TV area or a formal sitting room.

The kitchen offers a practical and efficient layout with plenty of storage cupboards and work surface space, designed to meet the needs of modern living. Whether you are a seasoned chef or enjoy the occasional home-cooked meal, you will appreciate the functionality this kitchen provides. Its proximity to the reception room ensures you can stay connected with family or friends while preparing meals.

Upstairs, you will find three well-sized bedrooms, each offering comfortable accommodation and versatility to cater to your family's needs. The bedrooms boast generous natural light and ample wardrobe space, enabling you to create restful, personalised sanctuaries. The property includes a family bathroom, thoughtfully fitted with modern conveniences, combining practicality with a soothing environment to unwind after a busy day.

Outside, the property benefits from a private garden that presents an ideal space for outdoor entertaining, gardening enthusiasts, or simply enjoying peaceful moments al fresco. The front driveway provides convenient off-street parking, an essential feature for today's busy households.

Located within easy reach of local schools, shops, public transport links, and recreational facilities, this property offers a superb lifestyle for those seeking balance between comfort and convenience. Commuters will appreciate the quick access to nearby transport routes, making travel to surrounding towns and cities effortless.



## ROOM DESCRIPTIONS

### Outside Front

Driveway laid to concrete and crazy paving leads up to Single Garage; front garden laid to lawn; steps lead up to storm porch with tiled flooring; access to front door

### Living Room

16' 7" x 14' 5" (5.05m x 4.39m) Accessed via uPVC front door with leaded, obscured DG panels and obscured DG panels to both sides; laminate flooring; radiator; feature fireplace; under stairs cupboard; stairs rise to Kitchen/Diner; uPVC DG window to front

### Kitchen/Diner

16' 8" x 10' 4" (5.08m x 3.15m) Carpeted stairs rise from the Living Room; laminate flooring; radiator; modern fitted kitchen with matching wall and base units and separate Island with timber worktops and tiled splash backs; composite sink with half bowl, draining board and mixer tap; space and plumbing for washing machine; space for free-standing fridge/freezer; space for free-standing cooker; uPVC DG window to rear; uPVC door with obscured DG panels provides side access to rear of Garage and timber gate provides access to Rear Garden; uPVC French Door with DG panels to side provides access to Rear Garden

### First Floor Landing

Carpeted staircase; access to Bedrooms 1 & 3; uPVC DG window to side; carpeted stairs rise to second landing

### Bedroom 1

9' 0" MIN x 14' 3" (2.74m x 4.34m) Carpeted; radiator; built-in wardrobes; uPVC DG window to

front

### Bedroom 3

7' 7" x 7' 8" (2.31m x 2.34m) Carpeted; radiator; uPVC DG window to front

### Second Landing

Carpeted; access to Bedroom 2 and Family Bathroom

### Bedroom 2

10' 5" x 10' 9" (3.17m x 3.28m) Carpeted; radiator; storage cupboard; uPVC DG window to rear

### Family Bathroom

6' 2" MAX x 7' 4" MIN (1.88m x 2.24m) Tiled flooring; partly tiled walls; vanity unit housing sink with waterfall style mixer tap; WC; panelled P-shaped bath with mixer tap and mains powered shower with dual shower heads over; glazed shower screen; 2 x uPVC obscured DG windows, one to side, one to rear.

### Rear Garden

Patio are laid to paving slabs; timber gate provides side access to stairwell leading to pedestrian steel door for rear access to single Garage; area laid to lawn; raised/tiered area with mature trees, shrubs and bushes

### Single Garage

7' 11" x 15' 4" (2.41m x 4.67m) Accessed from the front via manually operated Hormann sectional overhead door; concrete flooring; power and light; steel door to rear



## MATERIAL INFORMATION

**Council Tax:** Band D

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**EPC Rating:** D (62)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?**

No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

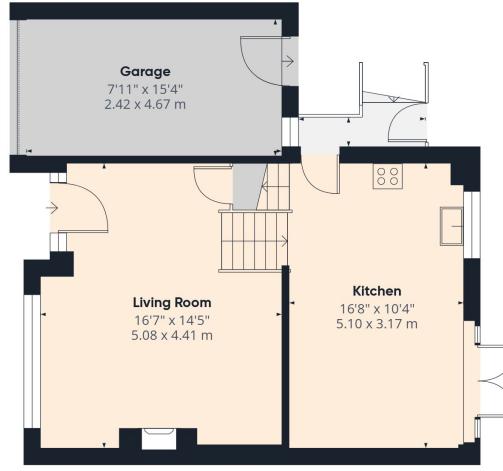
### Mobile Signal

Please see Ofcom coverage checkers

### Construction Type

Standard





Floor 0

Approximate total area<sup>(1)</sup>946 ft<sup>2</sup>  
87.9 m<sup>2</sup>

Balconies and terraces

23 ft<sup>2</sup>  
2.1 m<sup>2</sup>

Floor 1



(1) Excluding balconies and terraces  
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	62
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	57
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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