



Glyngaer Road  
Gelligaer  
Hengoed  
Caerphilly  
CF82 8FJ

Offers In Excess Of £385,000

bettermove 

## Glyngaer Road Hengoed

Bettermove are proud to present this 3 bedroom Detached Farmhouse in Gelligaer, Hengoed, this property is available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via a large driveway area.

The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, separate w.c kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private large gardens with 0.75 Acres, perfect for enjoying the summer months.

Located in the popular town of Gelligaer, Hengoed, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from the A47 and many local bus routes.

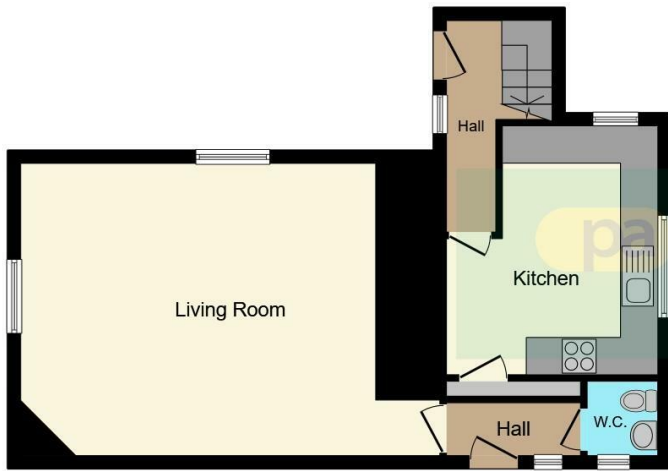
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

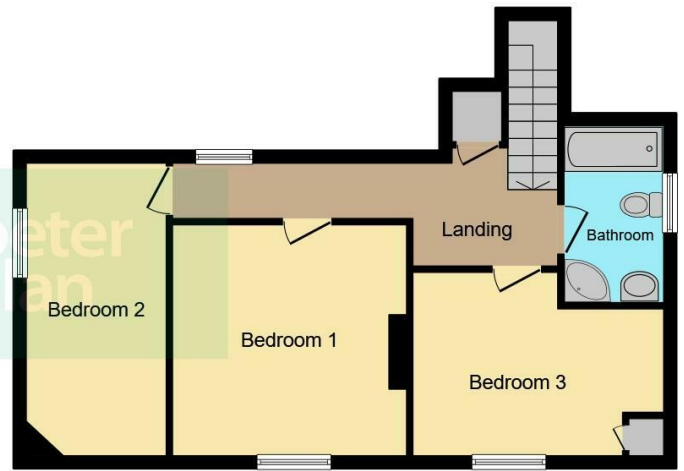
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the purchase.





**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		58
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	17	
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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