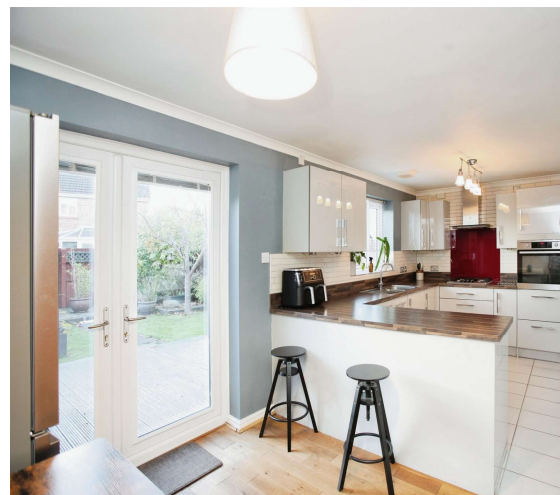




Clos Waun Ceffyl, offers over £300,000

- Council Tax E & EPC rating C
- Three well-proportioned bedrooms offering comfortable family living space.
- Well-presented throughout with modern décor and a bright, airy feel.
- Private driveway and garage providing ample off-road parking.
- Great location close to local schools, amenities, and excellent transport links.



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About the property

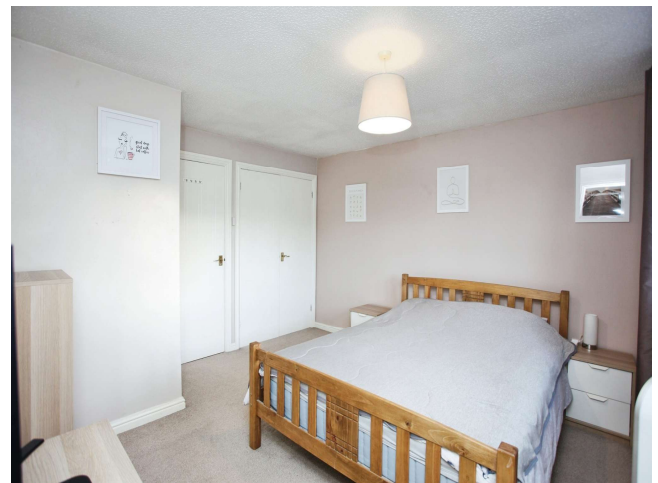
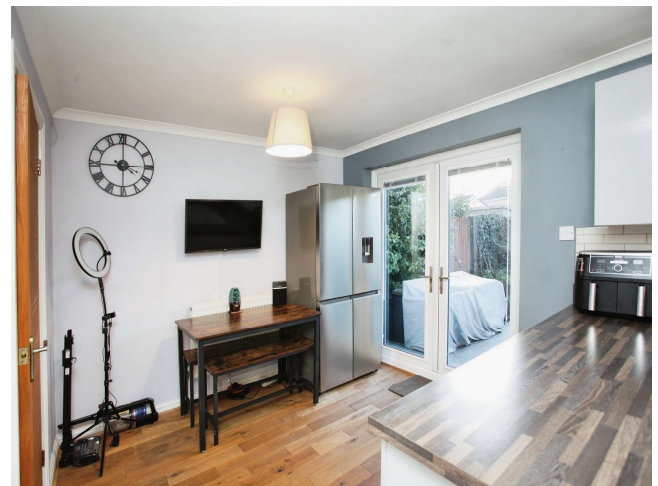
Nestled within the desirable development of Clos Waun Ceffyl in Nelson, this well-presented three-bedroom detached home offers the perfect balance of modern living, comfort, and convenience.

The property welcomes you with attractive kerb appeal, a private driveway, and an integral garage providing ample parking. Inside, the home boasts a bright and spacious lounge, ideal for relaxing or entertaining, and a modern kitchen/dining area with quality fittings and plenty of storage. French doors open onto a beautifully maintained rear garden, perfect for outdoor dining and family time.

Upstairs, you'll find three well-proportioned bedrooms, including a master with fitted wardrobes and ensuite, and a contemporary family bathroom finished to a high standard. Each room is tastefully decorated, creating a warm and welcoming feel throughout.

Outside, the enclosed rear garden offers a mix of lawn and patio areas, providing a private space to unwind or entertain guests.

Situated in a great location, the property is close to local amenities, reputable schools, and excellent transport links via the A470, making it ideal for commuters to Cardiff, Merthyr Tydfil, and surrounding areas.





Accommodation

Ground Floor

Entrance Porch

Living Room

Kitchen/Dining Room

First Floor

Landing

Bedroom One

Ensuite

Bedroom Two

Bedroom Three

Bathroom

Outside

Front Garden

Driveway

Garage

16' 1" x 8' (4.90m x 2.44m)

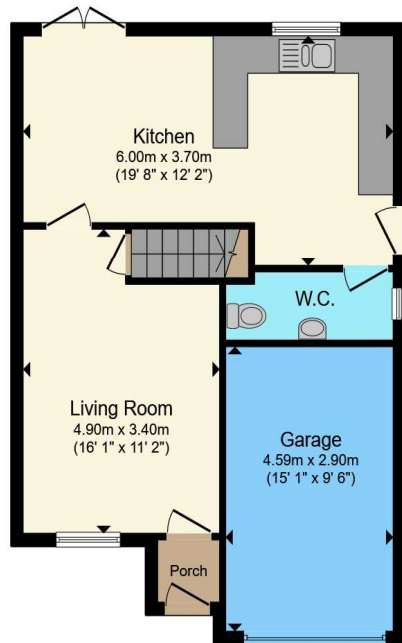
Rear Enclosed Garden

02920 867611

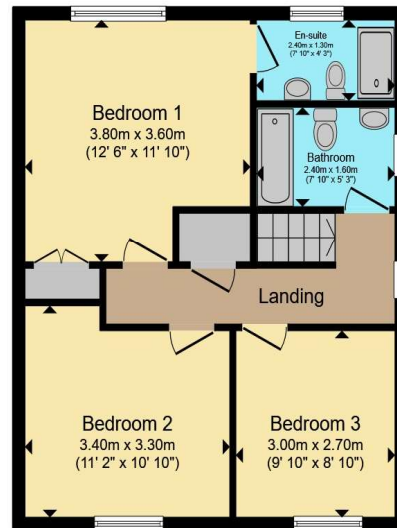
caerphilly@peteralan.co.uk



Floorplan



Ground Floor



First Floor

Total floor area 108.3 m² (1,166 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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