

FOR SALE

Llwybr Y Coetir

Waun Draw, Caerphilly, CF83 3SS

WAUN DRAW, CAERPHILLY

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ASKING PRICE

£290,000

3 BEDROOMS

2 BATHROOMS

1 RECEPTION

795 SQ FT

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ENSUITE SHOWER ROOM &
BATHROOM

DOWNSTAIRS W/|C

PRIVATE GARDEN

CLOSE TO AMENITIES

THREE BEDROOM DETACHED
FAMILY HOME

PRIVATE DRIVEWAY PARKING

OPEN PLAN KITCHEN / DINING
ROOM

QUIET AND PRIVATE CUL DE SAC

EXCELLENT SCHOOL CATCHMENT



THE PROPERTY

Beautifully Presented Three-Bedroom Detached Family Home Situated in the sought-after location of Llwybr Y Coetir, Caerphilly, this beautifully presented three-bedroom detached home offers stylish, move-in-ready accommodation, perfect for families, first-time buyers or anyone looking for a home that has been lovingly maintained throughout.

From the moment you arrive, it is clear that this property has been exceptionally well cared for by the current owners. Immaculately presented throughout, the home is ready for its new owners to simply unpack and enjoy.

The ground floor offers a welcoming entrance leading into a spacious and comfortable reception room, providing the perfect space for relaxing with family or entertaining guests. The well-planned layout creates a wonderful flow throughout the home, while the convenient downstairs W/C adds practicality for everyday living.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom benefitting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, making this an ideal home for growing families.

Externally, the property continues to impress with a private driveway providing off-road parking for two vehicles. The surrounding area is popular for its attractive setting, family-friendly atmosphere and excellent access to local amenities, schools and transport links.

Combining immaculate presentation, spacious accommodation and a desirable location, this fantastic detached home offers an excellent opportunity for buyers looking for a property they can move straight into. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

INSIDE



ACCOMMODATION

KITCHEN / DINER 4.70 x 2.52

BEDROOM 1 2.93 x 2.43

BEDROOM 2.72 x 3.20

BEDROOM 1.88 x 3.04

SCHOOL CATCHMENT

Welsh Medium Primary School : Y.G.G. CAERFFILI Welsh Medium
Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI
English Medium Primary School : PLASYFELIN PRIMARY
English Medium Secondary School : BEDWAS HIGH SCHOOL

PROPERTY TYPE HOUSE - DETACHED

INTERNAL AREA 795 SQ FT

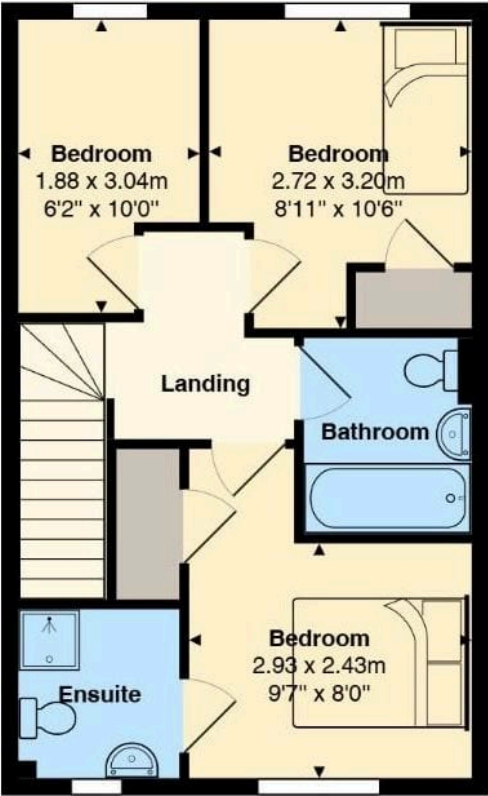
TENURE FREEHOLD

COUNCIL TAX BAND D · ABOUT £2,083 A YEAR
Caerphilly County Borough Council, 2026/27 estimate

EPC RATING 82 · POTENTIAL 95

FLOORPLAN

Llwybr Y Coetir



Total Area: 73.8 m² ... 795 ft²

All measurements are approximate and for display purposes only



Ollie Vincent

AREA VALUER / NEGOTIATOR

CAERPHILLY BRANCH

029 2086 7711

EASTGATE, MARKET STREET, CAERPHILLY, CF83 1NX

jeffreyross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, Eastgate, Market Street, Caerphilly, CF83 1NX. 029 2086 7711. The Property Ombudsman, membership D03828. jeffreyross.co.uk