SOLD STC

Coed Leddyn

Pwllypant, Caerphilly, CF83 2NF

PWLLYPANT, CAERPHILLY

Coed Leddyn

Pwllypant, Caerphilly, CF83 2NF

OFFERS IN EXCESS OF

£185,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

793 SQ FT

- NO CHAIN
- TWO BEDROOM BUNGALOW
- IN NEED OF MODERNIZATION
- POTENTIAL TO BE MADE IN TO A THREE BEDROOM
- GAS CETNRAL HEATING
- BEAUTIFUL VIEWS
- QUIET LOCATION
- DETACHED BUNGALOW
- LARGE FRONT GARDEN

THE PROPERTY

Nestled in the charming area of Coed Leddyn, Pwllypant, Caerphilly, this delightful detached bungalow presents an excellent opportunity for those seeking a comfortable and versatile living space. This property is in need of modernization, spanning an impressive 793 square feet, the property features a welcoming reception room that provides a perfect setting for relaxation and entertaining.

The bungalow boasts two well-proportioned bedrooms, ideal for a small family or those wishing to downsize. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the loft, which has been thoughtfully converted into a room suitable for a home office. This space is easily accessible via a sturdy loft ladder and offers further potential for conversion, allowing you to tailor the home to your specific needs.

The property benefits from gas central heating, ensuring warmth and comfort throughout the year. Outside, you will find a large front garden that enhances the property's curb appeal and provides a lovely outdoor space for gardening or relaxation. Additionally, the driveway offers parking for two vehicles, a valuable asset in this desirable location.

There is also potential to extend the property to the side, subject to planning permission, which could further enhance its appeal and functionality. This bungalow is not just a home; it is a canvas for your future aspirations. With its prime location and versatile living options, this property is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming bungalow your own.

Freehold EPC - D Council Tax - E

INSIDE

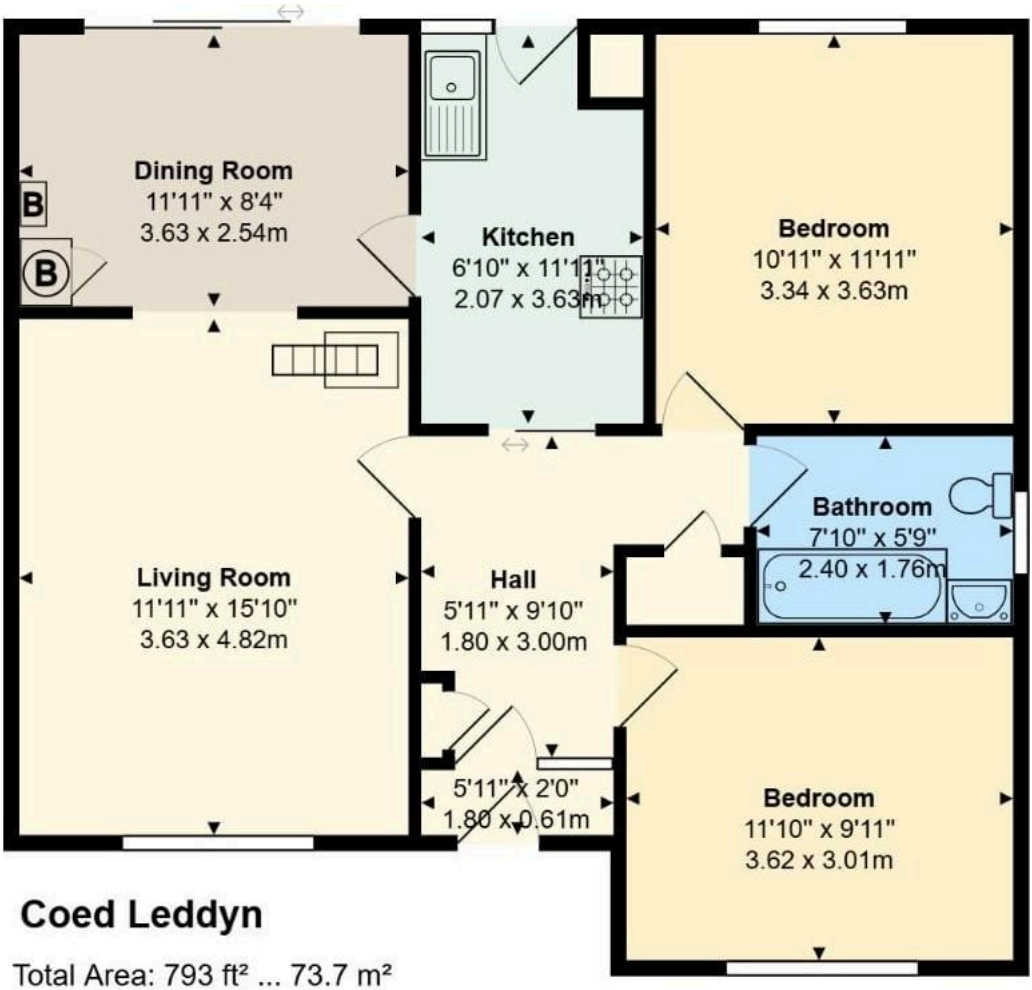
ACCOMMODATION

LIVING ROOM	3.63m x 4.83m
DINING ROOM	3.63m x 2.54m
KITCHEN	2.08m x 3.63m
BEDROOM ONE	3.33m x 3.63m
BEDROOM TWO	3.61m x 3.02m

SCHOOL CATCHMENTS

These are the Schools for your Catchment Area : 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	BUNGALOW - DETACHED
INTERNAL AREA	793 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND E · ABOUT £2,546 A YEAR *Caerphilly County Borough Council, 2026/27 estimate*
EPC RATING	59 · POTENTIAL 78

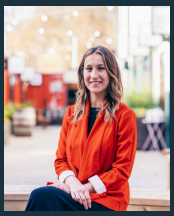


Coed Leddyn

Total Area: 793 ft² ... 73.7 m²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.



Whitney Jenkins

SALES 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