

FOR SALE



Tabor Road

Maesycwmmmer, Hengoed, CF82 7PU

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CHAIN FREE

£350,000

4 BEDROOMS

2 BATHROOMS

3 RECEPTIONS

1,937 SQ FT

1937 SQFT

4 BEDROOM DETACHED FAMILY HOME

INTEGRATED GARAGE

CLOSE TO AMENITIES

FIRST CLASS PRIMARY AND SECONDARY SCHOOL CATCHMENT

CHAIN FREE

PRIVATE DRIVEWAY PARKING

OPEN PLAN KITCHEN DINING ROOM

EXCELLENT TRANSPORT LINKS

ENSUITE TO MASTER BEDROOM



THE PROPERTY

Situated in the popular village of Maesycwmmmer, Hengoed, this impressive detached residence on Tabor Road offers stylish contemporary living arranged over three spacious floors.

Built less than 10 years ago to modern standards, the property combines generous proportions with a wealth of practical features, making it an excellent choice for families seeking a modern home with versatile accommodation.

Upon entering, you are welcomed by a bright and inviting interior, with multiple reception spaces providing exceptional flexibility. Whether you require dedicated areas for home working, entertaining, relaxing or family life, this versatile layout offers plenty of possibilities.

The property provides three well-proportioned bedrooms on the first floor, complemented by a further bedroom/reception room on the lower ground floor. This additional space could be ideal as a guest suite, home office, gym, games room or second sitting room, depending on your lifestyle.

There are also two modern bathrooms, providing convenience for busy family life.

Built with contemporary living in mind, the property benefits from a combi boiler, integrated sprinkler system and electric garage door, alongside the advantages of a relatively modern construction.

Externally, there is parking for up to three vehicles, while the garage provides valuable additional storage or secure parking.

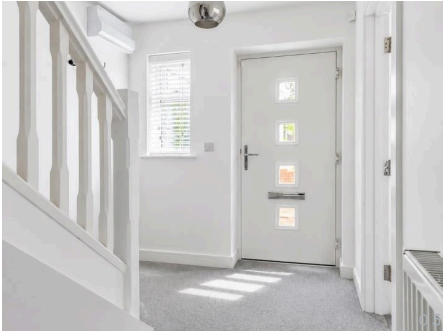
The property is being offered chain free, creating an excellent opportunity for buyers looking for a smoother and potentially quicker purchase.

Maesycwmmmer offers a popular village setting with convenient access to local amenities, transport links and the surrounding towns, while the property's generous accommodation makes it equally appealing to growing families and those looking for flexible modern living.

A superb opportunity to acquire a modern detached family home with versatile accommodation, garage, parking and no onward chain.

Early viewing is highly recommended. Call the office on 02920 499680.

INSIDE



ACCOMMODATION

KITCHEN / BREAKFAST ROOM	5.10 x 2.87
LOUNGE / DINING ROOM	3.10 x 4.35
SITTING ROOM / BEDROOM 4	3.08 x 7.32
LIVING ROOM / CINEMA ROOM	4.05 x 7.32
BEDROOM 1	3.01 x 5.25
BEDROOM 2	3.20 x 4.10
BEDROOM 3	3.20 x 3.12

SCHOOL CATCHMENT

*Welsh Medium Primary School : Y.G. BRO ALLTA Welsh Medium
Secondary School : YSGOL GYFUN CWM RHYMNI English
Medium Primary School : MAESYCWMMER PRIMARY English
Medium Secondary School : LEWIS SCHOOL PENGAM/ LEWIS
GIRLS COMPREHENSIVE SCHOOL*

PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	1,937 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND E · ABOUT £2,546 A YEAR <i>Caerphilly County Borough Council, 2026/27 estimate</i>
EPC RATING	84 · POTENTIAL 90

FLOORPLAN

Viaduct House



Total Area: 179.9 m² ... 1937 ft²

All measurements are approximate and for display purposes only



Ollie Vincent

AREA VALUER / NEGOTIATOR

CAERPHILLY BRANCH

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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. jeffreygross.co.uk