



Lle'r Gelli, £290,000

- Detached Home
- Three Bedrooms
- Ensuite to Master
- Fitted Kitchen
- Lounge
- Off Road Parking
- EPC Rating: C



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About the property

Nestled within the highly sought-after Kingsmead development in Caerphilly, this attractive three-bedroom detached family home offers spacious and well-presented accommodation, ideal for modern living.

The property is entered via a welcoming hallway with a convenient cloakroom/WC. The fitted kitchen provides ample storage and workspace, making it perfect for everyday family life. To the rear of the property, the generous living room creates a bright and inviting space for relaxing and entertaining, with French doors opening directly onto the rear garden, allowing plenty of natural light to flood the room.

Upstairs, the property benefits from two well-proportioned double bedrooms, including a master bedroom with the added luxury of an en-suite shower room. A generous third bedroom offers flexibility for use as a child's room, guest accommodation, or home office. Completing the first floor is a modern family bathroom serving the remaining bedrooms.

Externally, the property enjoys off-road parking for two vehicles to the front. The enclosed rear garden provides a private outdoor space, perfect for families, pets, and summer entertaining.

Ideally positioned close to local amenities, schools, transport links, and the many attractions of Caerphilly, this delightful, detached home combines comfort, convenience, and practicality. An excellent opportunity for first-time buyers, growing families, or those looking to downsize without compromising on space or location.

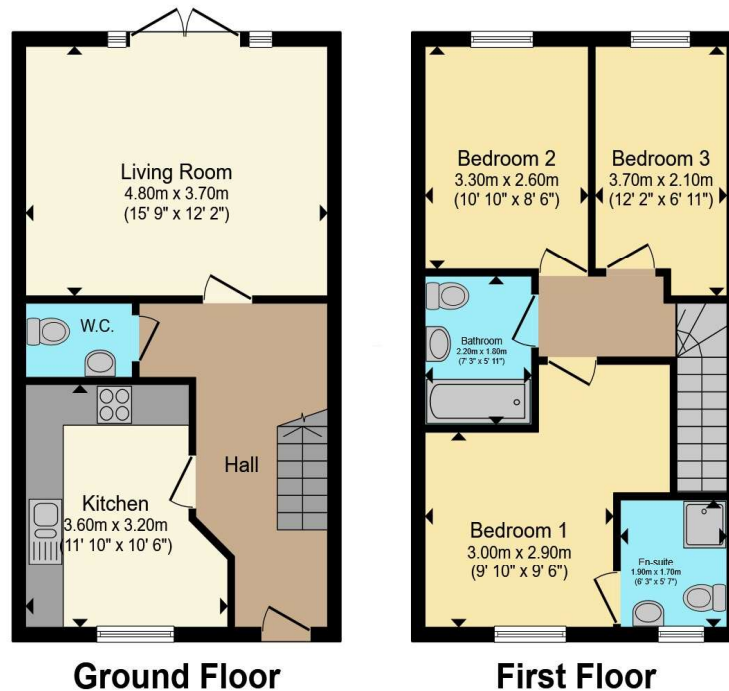


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Floorplan



Total floor area 82.6 m² (889 sq.ft.) approx

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Agents Note: - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

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