



4 DAN-Y-COED

CAERPHILLY CF83 1HU

ASKING PRICE OF

£750,000



DETACHED PROPERTY



4



2



2



2

**\*\*DETACHED FAMILY HOME\*\*FOUR DOUBLE BEDROOMS\*\*BEAUTIFULLY PRESENTED THROUGHOUT\*\***

A beautifully presented, four double bedroom detached family home in a sought after location close to Caerphilly Town Centre. Entrance hallway, large lounge and dining room, sitting room, modern kitchen and breakfast room with integrated appliances, utility room and shower room with WC. To the first floor; a spacious landing area, four double bedrooms and family bathroom with separate bath and walk in shower. Beautifully landscaped gardens to the front and rear. Annex/games room with storage sheds beneath. Open garden room. Garage. Large block paved driveway to front. EPC rating: D

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX : 2,146 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

**LOCATION**

The property is located in a popular residential area close to local shops and amenities with good transport links nearby. It is a short walk to Caerphilly Town Centre, the historic Caerphilly Castle and all local amenities. Short walk to the golf club and to the station.

**ENTRANCE HALLWAY**

Approached via a composite entrance door with obscured glass windows to either side leading to the spacious entrance hallway. Staircase to first floor with glass panelled front. Marble effect tiled flooring. Column radiator.

**SHOWER ROOM**

Modern white suite comprising low level wc, vanity wash basin, shower cubicle with folding shower screen doors and twin head chrome shower. Acrylic panelled walls. Obscured glass window to side. Radiator.

**LOUNGE AND DINING ROOM**

27' 10" x 12' 2" (8.49m x 3.72m)

An excellent sized primary reception with french doors to front and rear. Feature fireplace with tiled back and inside glass front log effect fireplace with wood surround. Two stainless windows to side. Engineered oak wood flooring. Two radiators. Tall corniced ceiling. Ample space for family dining and seating.

**SITTING ROOM**

15' 0" x 12' 4" (into bay)(4.59m x 3.77m)

A good sized second reception with bay fronted window to front. Radiator. Tall corniced ceiling.

**KITCHEN AND BREAKFAST ROOM**

19' 1" x 9' 9" (5.84m x 2.98m)

Quality modern fitted kitchen well appointed along four sides in light panelled fronts beneath composite stone worktop surfaces. Inset 1.5 bowl sink with worktop side drainer. Inset boiling water tap. Inset five ring 'Neff' induction hob with cooker hood above. Integrated two 'Neff' combi microwave/oven/grill. Integrated slide and hide door 'Neff' ovens. Space for American style fridge freezer. Integrated wine cooler. Worktop breakfast bar. Two windows to rear. Recessed spotlights. Full tiled slate effect wall to one side. Vertical radiator. Door to utility room.

**UTILITY ROOM**

7' 9" x 4' 2" (2.38m x 1.29m)

With fitted unit to one side. Plumbing for washing machine with space for dryer above. Window to front and Upvc double glazed door to side. Radiator.

**FIRST FLOOR**

**LANDING**

A spacious landing area with stained glass window to side. Half wall panelling and built in storage cupboard. Radiator. Access to left space. Doors to all rooms.

**BEDROOM ONE**

17' 8" x 12' 2" (5.41m x 3.72m)

A spacious master bedroom with built in mirrored wardrobes and dressing table to one wall. Two additional built in single wardrobes and bedside cabinets. Radiator. uPVC window overlooking the beautifully landscaped, well maintained rear garden. Stunning Mountain View's.

**BEDROOM TWO**

18' 8" x 9' 3" (5.71m x 2.83m)

A good sized, second double bedroom. Built in wardrobes. Radiator. Large uPVC window to front.

**BEDROOM THREE**

15' 6" x 10' 4" (4.73m x 3.15m)

A third double bedroom. Built in wardrobes. Radiator. Wooden flooring. Bay window to front with mountain views.



# 4 DAN-Y-COED, CAERPHILLY CF83 1HU

## BEDROOM FOUR

9' 8" x 9' 6"(max) (2.95m x 2.90m)

A fourth double bedroom with built in wardrobes. Radiator. uPVC window to rear.

## FAMILY BATHROOM

8' 11" x 8' 0" (2.73m x 2.46m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity; double glass shower cubicle with rainfall shower and additional chrome hand held shower; panelled bath with chrome mixer tap. LED wall mirror. Heated towel rail. Spotlights. Tiled flooring and splashbacks. Panelled splashbacks to shower. Obscured glass window to rear.

## OUTSIDE

### REAR GARDEN

An exceptionally large rear garden comprising sizeable paved patio with steps to the large area of lawn. To the rear of the garden is a further paved patio opening to the timber open fronted garden room with power and lighting offering excellent relaxation all year round. Outside tap. Spacious storage room beneath the annex. Double opening timber gates to the rear opening to a rear two car driveway leading to the garage.

### ANNEX

14' 3" x 11' 8" (4.36m x 3.58m)

Detached from the main residence, with mains gas and water. Currently used as a games room but versatile options such as an office or workshop. Door to front. Window to side. Wood flooring. Loft access.

### GARAGE

21' 1" x 12' 4" (6.44m x 3.77m)

With up and over access door. Power and lighting. Door to rear.

### FRONT GARDEN

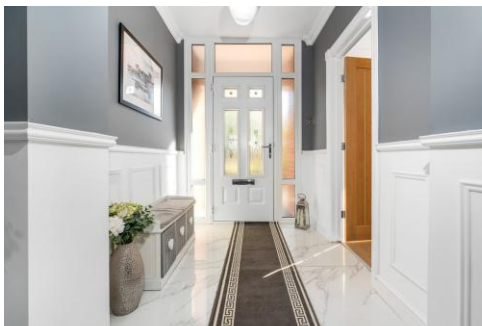
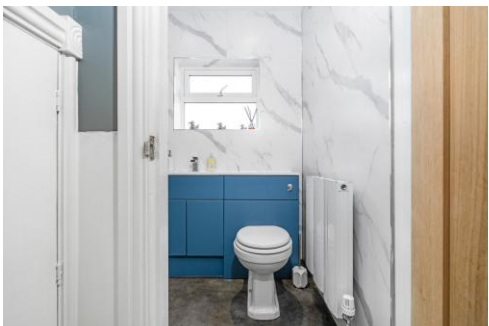
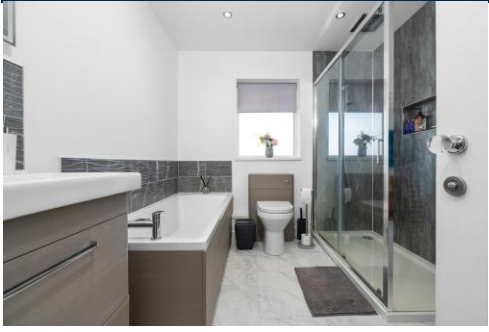
Beautiful mature trees and shrubs with large area laid to lawn. Block paved driveway with parking for up to four vehicles. Timber gates to front.



# 4 DAN-Y-COED, CAERPHILLY CF83 1HU



# 4 DAN-Y-COED, CAERPHILLY CF83 1HU



# 4 DAN-Y-COED, CAERPHILLY CF83 1HU

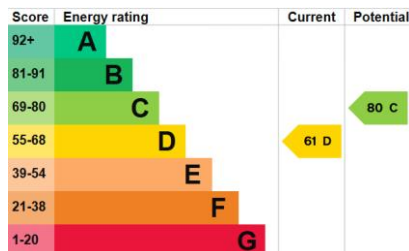
GROUND FLOOR  
1293 sq.ft. (120.1 sq.m.) approx.

1ST FLOOR  
853 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA: 2146 sq.ft. (199.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



**RADYR 029 2084 2124**

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

**MGY.CO.UK**