

# 46 Ffordd Erw, Caerphilly, CF83 1RY



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£342,500**



Detached Property



# Property Description

**\*\* EXTENDED AND BEAUTIFULLY PRESENTED \*\*  
THREE BEDROOM DETACHED \*\* DELIGHTFUL GARDENS \*\*** A beautifully presented and extended three bedroom detached in a desirable location close to Caerphilly town centre. Entrance hallway, cloakroom, bay fronted lounge, modern fitted kitchen and breakfast room opening to the large sitting and dining room, utility room. To the first floor are three bedrooms, principal ensuite and a separate family bathroom. Gas central heating, double glazing. Exceptionally well presented rear and side garden offering decked relaxation and lawn areas with raised flower beds throughout, manicured lawn to front and driveway to side leading to garage. EPC Rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx 1094 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

Situated on the popular Castle View Estate in Caerphilly. The property is located in a popular residential area close to local shops and amenities with good transport links nearby. It is a short drive to Caerphilly Town Centre, the historic Caerphilly Castle and all local amenities.

## ENTRANCE HALLWAY

Approached via a composite entrance door leading to the entrance hallway, stairs case to first floor, LVT flooring, radiator and doors to all rooms.

## CLOAKROOM

Comprising low level wc, wash hand basin, LVT flooring, obscure glass window to side and radiator.

## LOUNGE

13' 2" x 12' 11" (into bay) 3.94m

With bay fronted window, a good sized principal reception, quality laminate flooring and radiator.

## KITCHEN AND BREAKFAST ROOM

18' 0" x 10' 8" (5.50m x 3.26m)

Modern Wren kitchen. Well appointed along three sides in polished pebble finished high gloss fronts beneath a quartz effect laminate worktop surfaces, inset sink with side drainer, 'AEG' induction hob with curved glass cooker hood above, integrated

oven, integrated microwave oven, matching range of eye level wall cupboards, integrated dishwasher, integrated bin cupboard, range of full height units to one side with space to centre for American style fridge freezer, worktop matching breakfast bar area, understairs storage, LVT flooring and vertical radiator. Opening to utility and opening to sitting and dining room.

## SITTING ROOM AND DINING ROOM

18' 6" x 10' 2" (5.66m x 3.12m)

An excellent sized further reception of open plan with kitchen. Patio doors to garden and uPVC door to patio. Enjoying full views of the garden, LVT flooring, recessed spotlights and radiator.

## UTILITY ROOM

Units and worktop to one side. Wall mounted Gloworm gas central heating boiler, plumbing for washing machine and door to side.

## FIRST FLOOR

### LANDING

Approached via an easy rising staircase leading to the central landing area, access to the part boarded roof space, window to side, radiator and airing cupboard housing the hot water cylinder.

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## BEDROOM ONE

11' 3" x 10' 11" (3.44m x 3.33m)

Overlooking the entrance approach, a good sized principal bedroom, wardrobe recess, radiator and door to ensuite.

## ENSUITE SHOWER ROOM

Comprising low level wc, wash hand basin, shower cubicle with chrome shower, full mosaic style wall tiling, obscure glass window to side, tiled flooring, extractor fan and radiator.

## BEDROOM TWO

9' 8" x 7' 11" (2.95m x 2.42m)

Aspect to rear, laminate flooring and radiator.

## BEDROOM THREE

8' 0" x 8' 0" (2.44 m x 2.44m)

Overlooking the rear garden, a good sized third bedroom. Radiator.

## FAMILY BATHROOM

6' 5" x 6' 4" (1.96m x 1.95m)

White suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap, full wall tiling, tiled flooring, electric shaver point, obscure glass window to side and radiator.

## OUTSIDE

### REAR AND SIDE GARDENS

A truly delightful and beautifully presented landscaped rear and side gardens comprising lawn and decked relaxation areas, with areas of patio and raised flower and shrub beds. Enclosed by timber fencing, timber gate giving access to front.

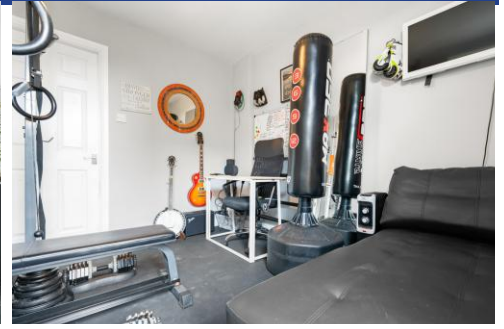
### FRONT GARDEN

Beautifully manicured front lawn, with slate stone chippings area with raised pebble railway sleeper bed, side access to garden, paved steps leading to long driveway to side.

## GARAGE

With up and over access door to front, central partition wall forming rear gym area with pedestrian access to garden. Power and lighting.

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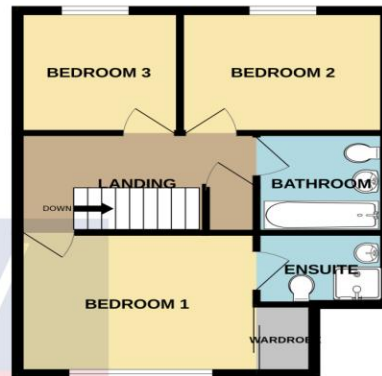


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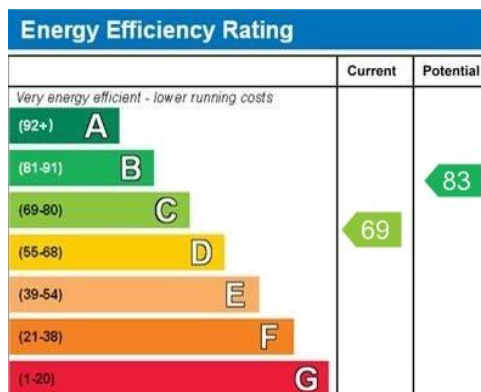
GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
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