



5 Lon Fach, Caerphilly, CF83 1BZ  
£375,000

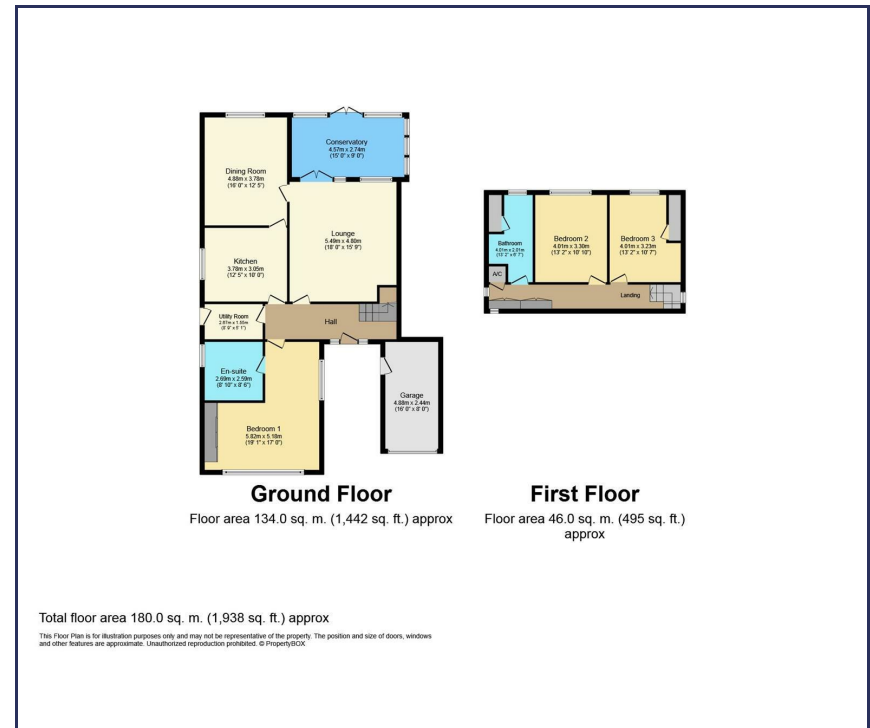
**BRINSONS**

What a find! This is a large extended detached dormer bungalow with a level south facing garden within this small cul-de-sac. Bondfield Park is a sought after location close to Aber train station and within walking distance of Caerphilly Town Centre.

The 3 double bed property has a large ground floor to include a master bedroom with en-suite, 2 large reception rooms, a 12' x 10' kitchen, a separate utility room and a 15' x 9' double glazed conservatory. A paved drive leads onto an attached 16' garage and front garden, the rear garden is very well stocked and offers good privacy. Gas central heating is installed and the property is fully double glazed.

Check out the floor plan.

- Large detached dormer bungalow
- Quiet cul-de-sac location
- 2 large reception rooms
- Double glazed conservatory
- Drive onto attached garage
- Greatly extended accommodation
- 3 bedrooms (one en-suite)
- First floor bathroom
- Kitchen & utility room
- EPC: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		66	77
		EU Directive 2002/91/EC	

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