

Griffin Drive,

£415,000

- Garage & driveway
- Modern kitchen/dining room
- Sought-after Cwm Calon location
- Detached family home
- Bi-fold doors to the rear garden
- Spacious & bright living room
- EPC Rating: Awaited



4 1 2

peter alan

02920 867611

caerphilly@peteralan.co.uk



About the property

Nestled within the sought-after Cwm Calon development, this beautifully presented four-bedroom detached home on Griffin Drive offers stylish and spacious accommodation perfect for modern family living.

The property welcomes you with a bright and inviting entrance hall leading to a generously sized living room, flooded with natural light and providing the perfect space to relax and unwind. To the rear, the heart of the home is the impressive open-plan kitchen and dining area, offering ample space for family meals and entertaining alike. Bi-fold doors seamlessly connect the indoors to the private rear garden, creating a wonderful space to enjoy throughout the year.

Further benefits to the ground floor include a convenient utility room and a downstairs WC.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The spacious master bedroom benefits from built-in wardrobes and a contemporary en-suite shower room. There are two further double bedrooms, a good-sized single bedroom which could also serve as a home office or nursery, and a modern family bathroom.



Accommodation

Hallway

Living Room

Kitchen

Utility

Cloakroom

Landing

Bedroom 1

En Suite

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

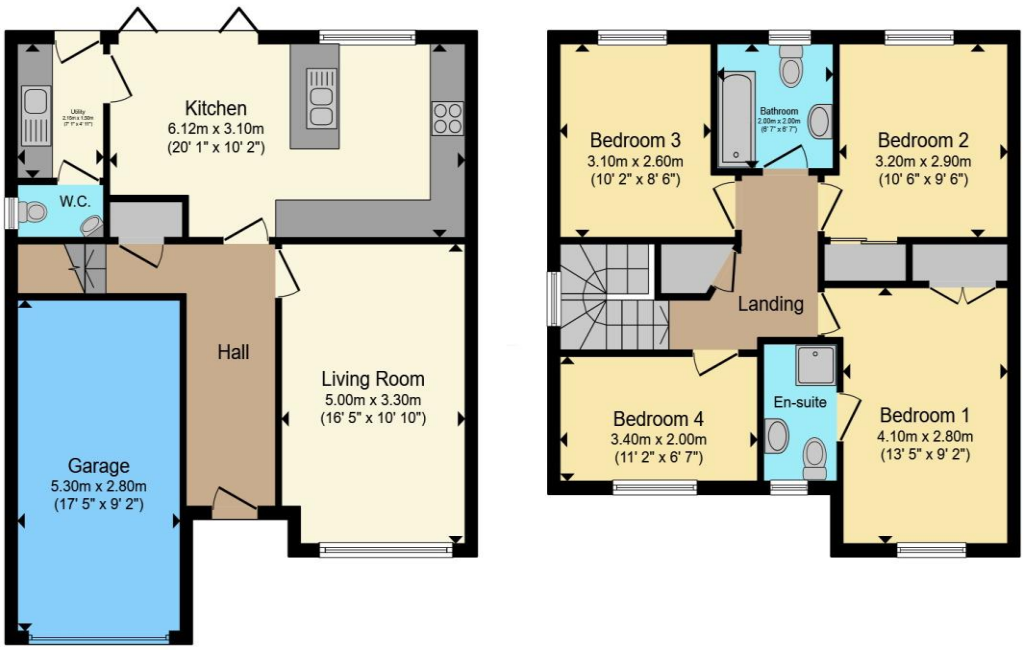
Garage

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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Floorplan



Ground Floor **First Floor**

Total floor area 121.0 m² (1,302 sq.ft.) approx

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