



**Lower Francis Street
Abertridwr
Caerphilly
CF83**

Offers in Excess £440,000

bettermove

Lower Francis Street Caerphilly

Bettermove are proud to present this 6 bedroom bungalow in Abertridwr, Caerphilly.

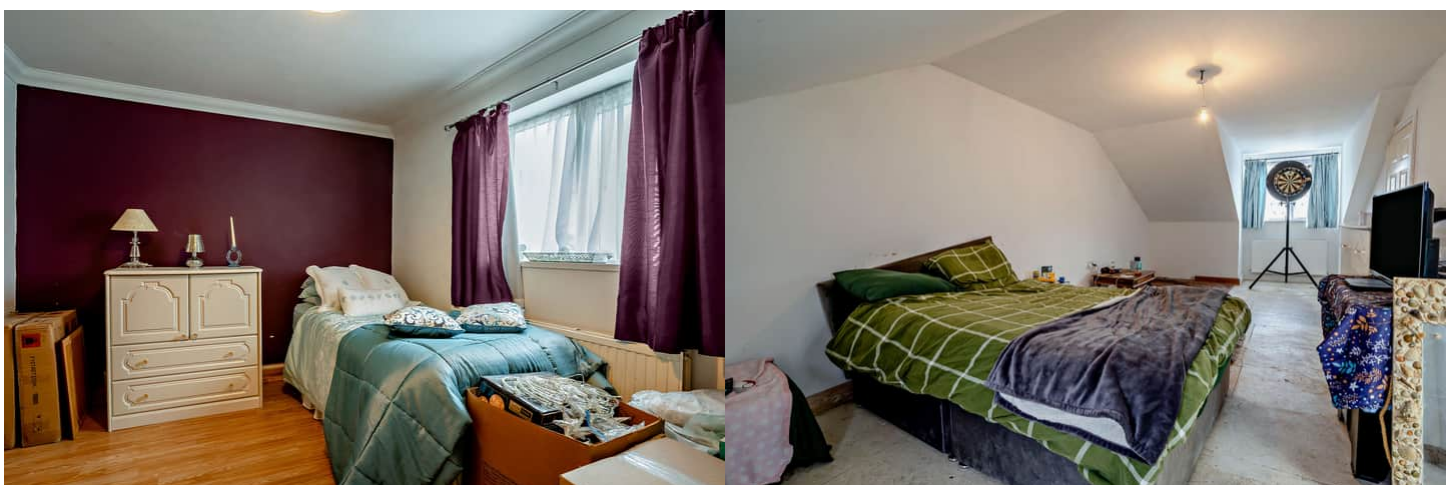
The property benefits from double glazing, and gas central heating throughout, with ample off street parking available.

The council tax band is B.

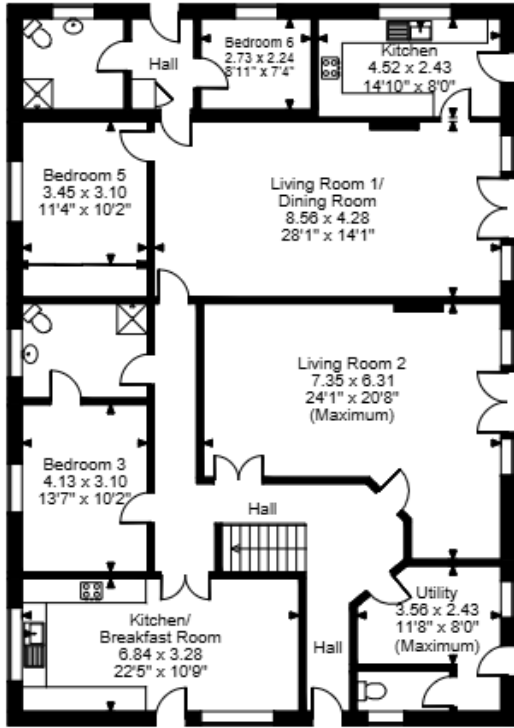
The interior of this beautifully presented property comprises an impressive living room with feature media wall, a spacious kitchen and dining area, utility room and a versatile self-contained annexe with independent living accommodation on the ground floor. The first floor consists of six well-proportioned bedrooms, including principal suites with en-suite facilities, alongside additional bath and shower rooms. Externally, the property boasts a private rear garden, perfect for enjoying the summer months, offering excellent space for outdoor entertaining, as well as multiple driveways and a versatile outbuilding.

Located in the desirable village Abertridwr, Caerphilly, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Aber Train Station, giving direct links to Cardiff Central, a variety of local bus routes, and quick access to the A470, leading to the M4.

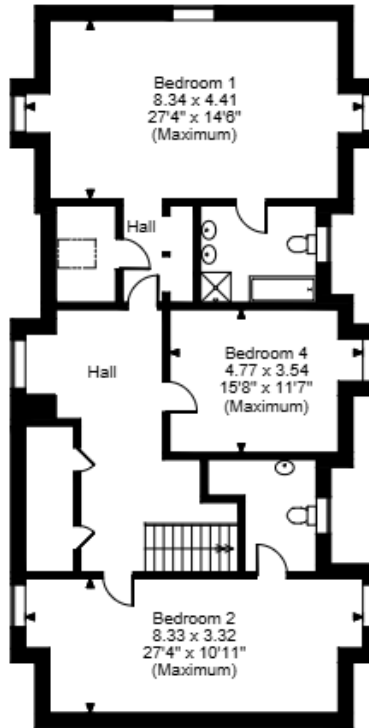
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



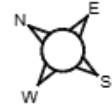
Fillies Lodge, Lower Francis Street, Abertridwr, Caerphilly
 Approximate Gross Internal Area
 Main House = 3501 Sq Ft/325 Sq M
 Block Shed = 97 Sq Ft/9 Sq M
 Total = 3598 Sq Ft/334 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8691777/MPE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk