

Cae Pant

ENERGLYN, CAERPHILLY, CF83 2UW

OFFERS IN EXCESS OF £300,000

**Hern &
Crabtree**



Cae Pant

Elegantly situated on a quiet cul-de-sac, Cae Pant is a rarely available and beautifully refurbished three-bedroom semi-detached home, offering a compelling blend of contemporary style and comfort. Superbly presented throughout, the property has been thoughtfully renovated to create light-filled, elegant interiors finished in a warm, neutral palette—an ideal canvas for modern living.

Step inside to a welcoming entrance hall with direct access to the integral single garage, leading on to a refined living room. Here, bespoke bi-fold wooden doors open seamlessly to a spacious open-plan kitchen and dining area—perfect for both everyday life and entertaining. The kitchen itself is a stylish shaker design, complete with integrated appliances, a breakfast bar, and considered detailing.

To the rear, an inviting sitting room provides a second reception space, with glazed doors inviting the outdoors in and opening onto the generous rear garden. Outside, the property enjoys a sizeable corner plot, thoughtfully landscaped with a decked entertaining area and a lawned garden—a private and versatile retreat. Upstairs, three well-proportioned bedrooms are served by a sleek, contemporary bathroom. Further highlights include a newly installed central heating boiler, an EV charging point, along with a two car driveway.

Set within the established suburb of Energlyn, Cae Pant enjoys a location that strikes a perfect balance between residential comfort and day-to-day convenience. Energlyn is a well-regarded, family-friendly area, defined by its detached and semi-detached homes, strong community feel, and a settled, neighbourly atmosphere.

- Three-bedroom semi-detached home
- Open-plan kitchen/diner with breakfast bar
- Additional rear sitting room
- Corner plot with deck and lawn
- EV charger and Two Car Driveway
- Refurbished throughout
- Bi-fold doors to main living area
- Contemporary bathroom
- Integral garage and new boiler
- EPC - TBC



1077.00 sq ft

Entrance Hall

Entered via a double glazed PVC door to the front, matching window. Stairs to the first floor, wood laminate flooring, vertical radiator, door to garage, door to living room. Under stair alcove.

Integral Garage

7'9" x 15'10"

Integral single garage with up and over door, 'Worcester' gas combination boiler. Window to the rear providing natural light. Power and light, electric consumer board and meters.

Lounge

10'11" x 12'11"

Double glazed box bay window to the front. Wood laminate flooring, radiator, bi-fold wood doors separating the lounge from the kitchen diner.

Kitchen Diner

16'9" x 10'0"

Bi-fold doors from the lounge. Wall and base units with complimentary work tops over, 1.5 bowl sink and drainer with mixer tap. Integrated full length dishwasher, integrated ceramic hob, integrated oven and microwave, integrated fridge freezer. Pull out larder cupboard. Breakfast bar, space for a wine cooler fridge. Tiled splash backs. Radiator in the dining area.

Sitting Room

15'9" x 9'6"

Double glazed french doors to the garden, double glazed windows to the rear and side aspect. Former window opening offering light between the kitchen and sitting room. Radiator, continuation of wood laminate flooring.

First Floor

Stairs rise up from the entrance hall with wooden handrail and spindles.

Landing

Loft access hatch, double glazed window to the side, banister, coved ceiling. Airing cupboard housing the hot water tank, linen shelves, pump for power shower.

Bedroom One

9'6" x 12'0"

Double glazed window to the front, fitted sliding wardrobes, wood laminate floor, radiator.

Bedroom Two

8'9" x 9'6"

Double glazed window to the rear, radiator, wood laminate flooring, coved ceiling.

Bedroom Three

8'5" x 6'9"

Double glazed window to the front, radiator, wood laminate floor, stairwell, radiator.

Bathroom

6'9" x 5'5"

Double obscure glazed window to the rear. P-shaped bath with plumbed raindrop shower over and separate shower mixer, glass splash back screen,. Wash hand basin with base vanity cupboard. WC. P[art tiled walls, spot lights, vinyl flooring. Vertical towel rail. Light up mirrored vanity cupboard.

External

Front

Off street parking driveway for two vehicles, stone chippings and lawn. Gate to the rear garden, storm porch to the front of the property.

Rear Garden

Good size corner plot garden with lawn, raised decked sitting area, stone chipping borders, gate to leading out to the driveway. Large timber frame storage shed, outside cold water tap, electric car charging point.

Disclaimer

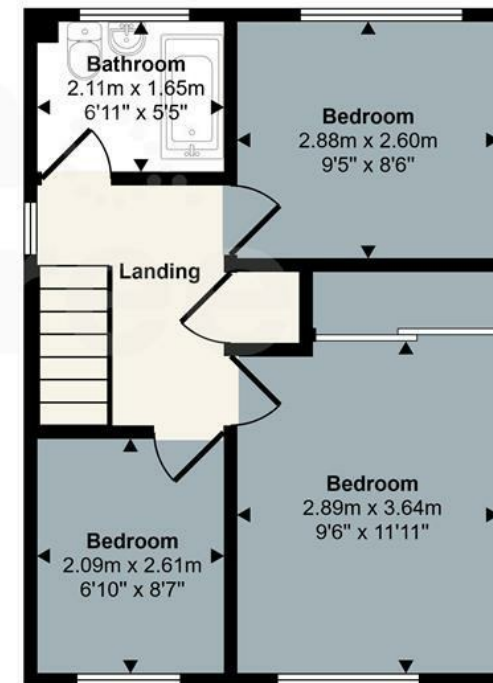
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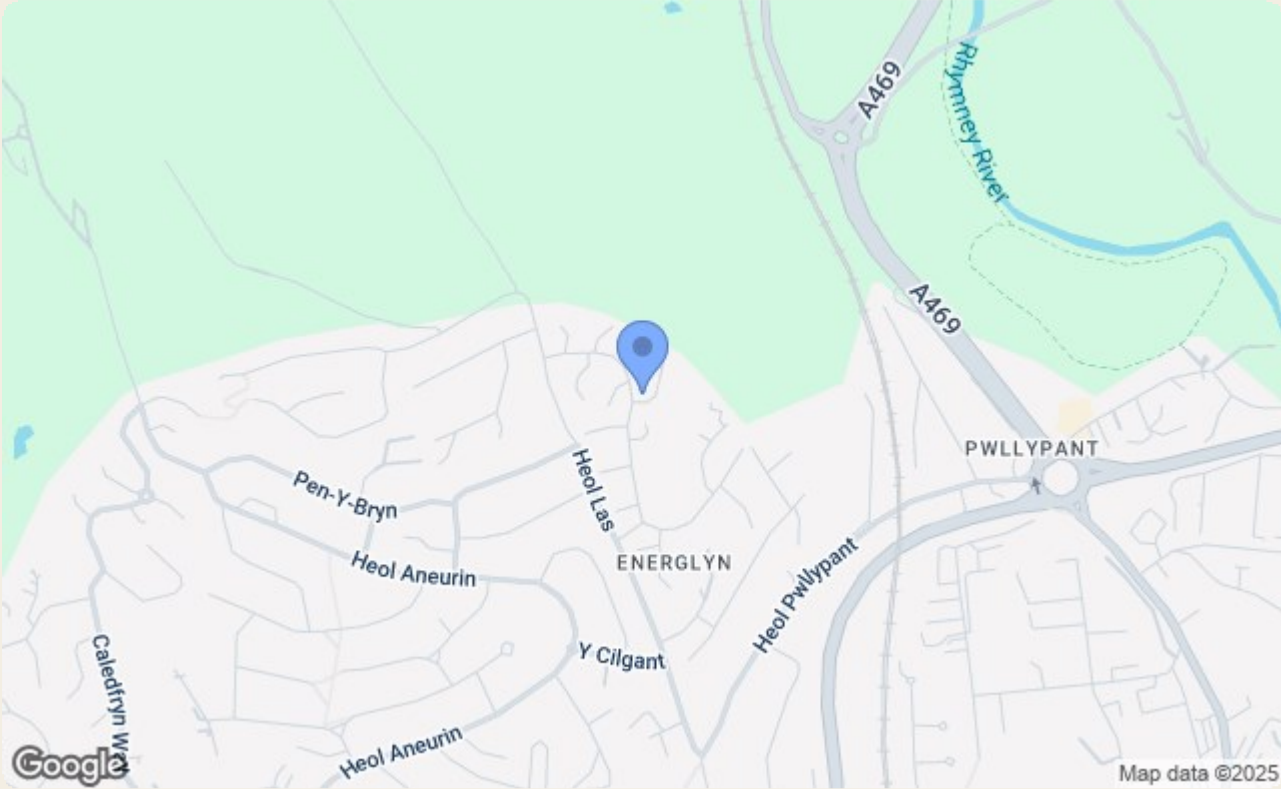


Approx Gross Internal Area
100 sq m / 1077 sq ft

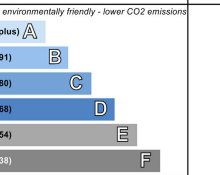


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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

Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk 304 Caerphilly Road, Heath, Cardiff, CF14 4NS



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