



1B Pen-Y-Ffordd, Caerphilly, CF83 2SS

Price £280,000

- NEW BUILD LOCATED IN CAERPHILLY ANTICIPATED COMPLETION JUNE 2025
- THREE BATHROOMS
- UNDERFLOOR HEATING POWERED BY THE LATEST 7KW HEAT SOURCE PUMP
- BLOCK PAVED AREA FOR PARKING FOR TWO CARS PLUS AMPLE OFF STREET PARKING
- EN SUITE TO MASTER BEDROOM TO INCLUDE TOILET SHOWER AND VANITY UNIT
- 3 BEDROOM SEMI DETACHED HOUSE
- OPEN PLAN LIVING
- SEPARATE UTILITY ROOM FOR WASHING MACHINE AND TUMBLE DRYER
- REAR GARDEN, EXTERNAL LIGHTING INCLUDED
- B + SAP RATING

****QUALITY NEW BUILD**** Three bedroom semi detached house. Located within walking distance to Caerphilly town centre. Good road links to Cardiff and the A470. Three phase electric supply to house for fast economical car charging. Ground floor shower room, shower en suite to master bedroom, family bathroom with shower cubicle and bath. Tiled floors in all bathroom/utility room and shower rooms. Patio and turfed garden. Loft ladder and light to main loft. chrome light fittings and sockets, ****EARLY BIRD ENQUIRIES WELCOMED.**

| 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 | | | |
| 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 | | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
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ENTRANCE HALL

UTILITY ROOM

SHOWER ROOM

KITCHEN OPEN PLAN TO LOUNGE

LANDING

BEDROOM ONE

SHOWER EN SUITE

BEDROOM TWO

BEDROOM THREE

FAMILY BATHROOM

FRONT

REAR

NEW BUILD

