

CAERPHILLY'S HOME FOR  
STYLISH SALES  
& LETTINGS

BRINSONS



HIGH STREET  
NELSON





#### ENTRANCE HALLWAY

#### LIVING ROOM

Access from hallway with sliding doors opening to the kitchen dining and sun room area.

#### KITCHEN / DINING ROOM

#### DOWNSTAIRS WC

#### TO THE FIRST FLOOR

#### BEDROOM ONE

#### BEDROOM TWO

#### BEDROOM THREE

#### FAMILY BATHROOM

#### TENURE

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

#### ADDITIONAL INFORMATION

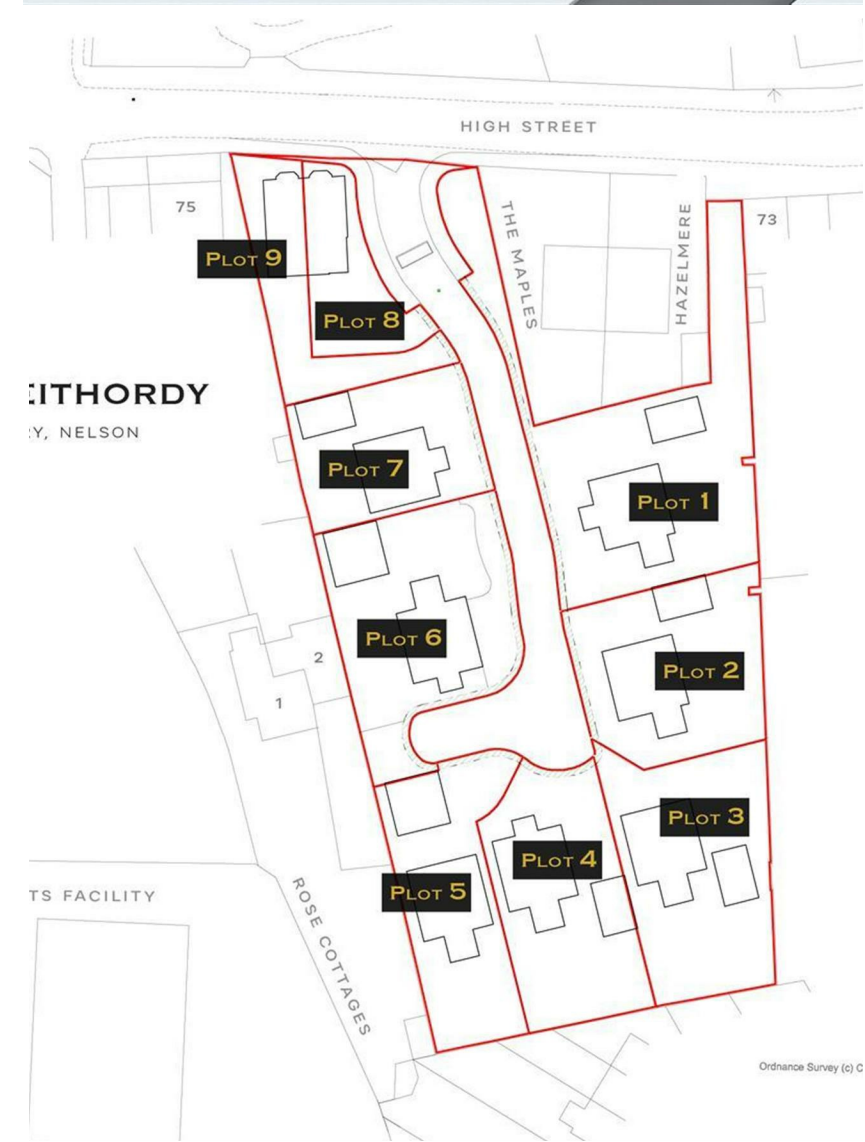
SAP Rating - B83 - Excellent energy efficiency

10 Year Build warranty with Advantage

Timber frame construction

#### COUNCIL TAX

TBC - Not rated yet







## HIGH STREET

### NELSON, CF46 6HA - £275,000



3 Bedroom(s)

1 Bathroom(s)

1040.00 sq ft

Welcome to Clos Y Rheithordy, Nelson - a location that exudes charm and character. These stunning Three bedroom semi detached houses are part of an exclusive new development comprising nine new homes.

The Denbigh's offer flexible accommodation over 1,040 sqft, with the perfect blend of modern living within a traditional settings.

Step inside these new build properties and be greeted by a spacious reception room that is perfect for entertaining guests or simply relaxing with your loved ones. Situated in a prime location on Nelson High Street, these properties offer the best of both worlds - a peaceful retreat from the hustle and bustle of the city, yet close enough to amenities for convenience. With their modern design and high-quality finish, these houses are sure to impress even the most discerning buyer.

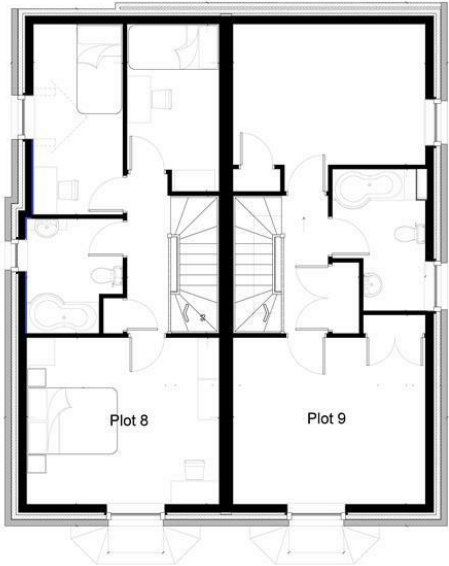
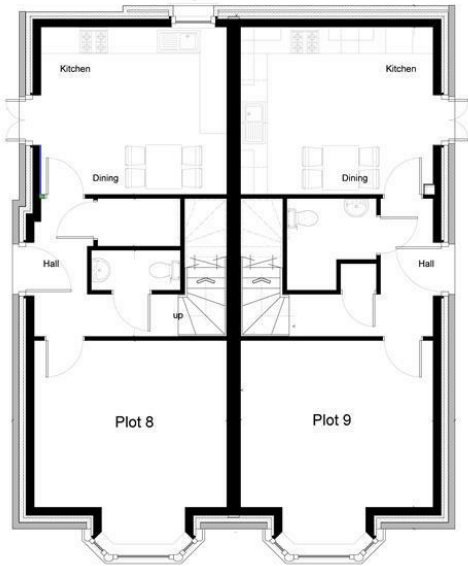
Don't miss out on the opportunity to own a piece of this new development. Contact us for more information about a move to Clos Y Rheithordy and take the first step towards making one of these beautiful homes your new home.

#### PROPERTY SPECIALIST

Nicholas Browne  
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Negotiator

PLOT 8&9 - CLOS Y RHEITHORDY

THE OLD RECTORY, NELSON



DENBEIGH 1,040 SQFT

| 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 |           |