

CAERPHILLY'S HOME FOR  
STYLISH SALES  
& LETTINGS

BRINSONS



THOMASVILLE  
CAERPHILLY





**ENTRANCE HALLWAY**  
3.83 x 2.03 (12'7" x 6'8")

**WC**  
0.96 x 1.82 (3'2" x 6'0")

**KITCHEN**  
1.60 x 3.29 (5'3" x 10'10")

**LIVING ROOM**  
5.07 x 3.73 (16'8" x 12'3")

**TO THE FIRST FLOOR**

**BEDROOM ONE**  
3.64 x 3.76 widest points (11'11" x 12'4" widest points)

**BATHROOM**  
2.55 x 1.61 (8'4" x 5'3")

**BEDROOM TWO**  
3.10x 3.76 (10'2"x 12'4")

**GARDEN**  
large garden with fenced border and gate to driveway parking.  
Rasied patio area directly off the living room.

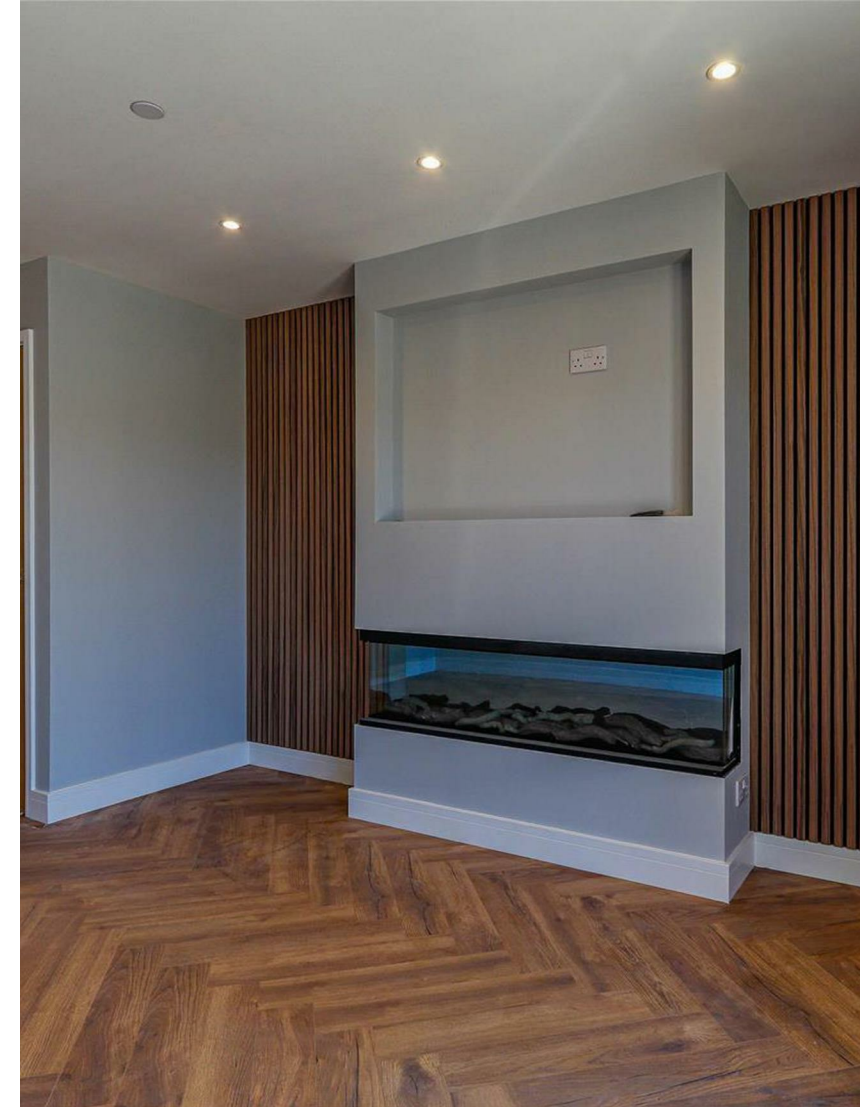
**DRIVEWAY**  
Parking for 2 cars

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

**COUNCIL TAX**  
TBC

**SCHOOL CATCHMENT**  
Welsh Medium Primary School : YSGOL IFOR BACH  
Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN  
CWM RHYMNI  
English Medium Primary School : HENDRE INFANTS / HENDRE  
JUNIOR  
English Medium Secondary School : ST CENYDD  
COMPREHENSIVE SCHOOL

**ADDITIONAL INFORMATION**  
10 Year New build warranty with Global.  
SAP Rating of X  
New kitchen / Bathroom  
Carpets to be fitted  
Vinyl tiles flooring downstairs







# THOMASVILLE

## CAERPHILLY, CF83 2RE - £210,000



2 Bedroom(s)

1 Bathroom(s)

667.00 sq ft

Welcome to this charming semi-detached house located in the desirable area of Thomasville, Caerphilly. This newly built property, completed in 2024, offers a contemporary living experience, perfect for first-time buyers seeking a modern home.

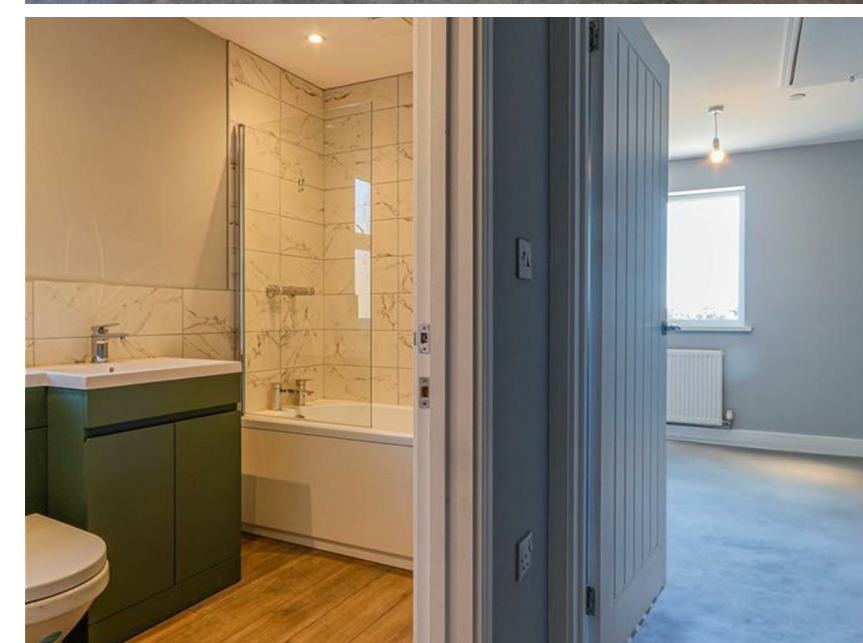
Spanning an impressive 667 square feet, this delightful residence features a well-designed layout that includes one inviting reception room, two comfortable bedrooms, and a stylish bathroom. The interior has been thoughtfully modernised throughout, ensuring a fresh and appealing atmosphere for its new occupants.

One of the standout features of this property is the convenient driveway, providing parking space for two vehicles, a rare find in many urban settings. Additionally, the absence of a chain means a smoother transition for those looking to move in without delay.

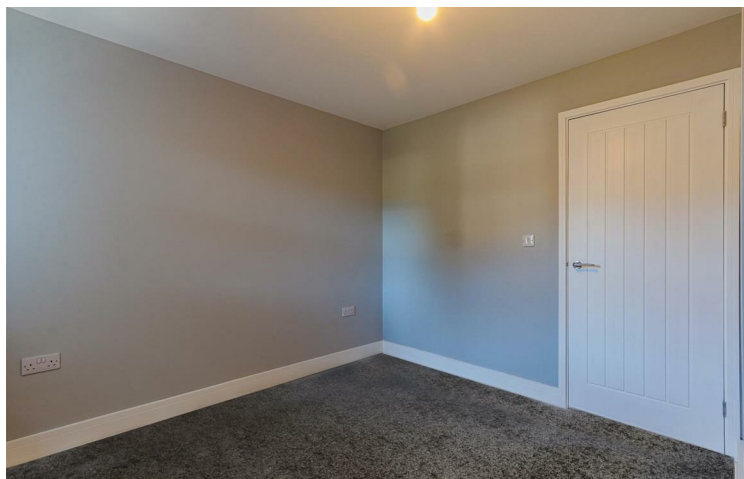
This home is not only a fantastic opportunity for first-time buyers but also represents a sound investment in a growing community. With its modern amenities and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

### PROPERTY SPECIALIST

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02920 499680  
Director



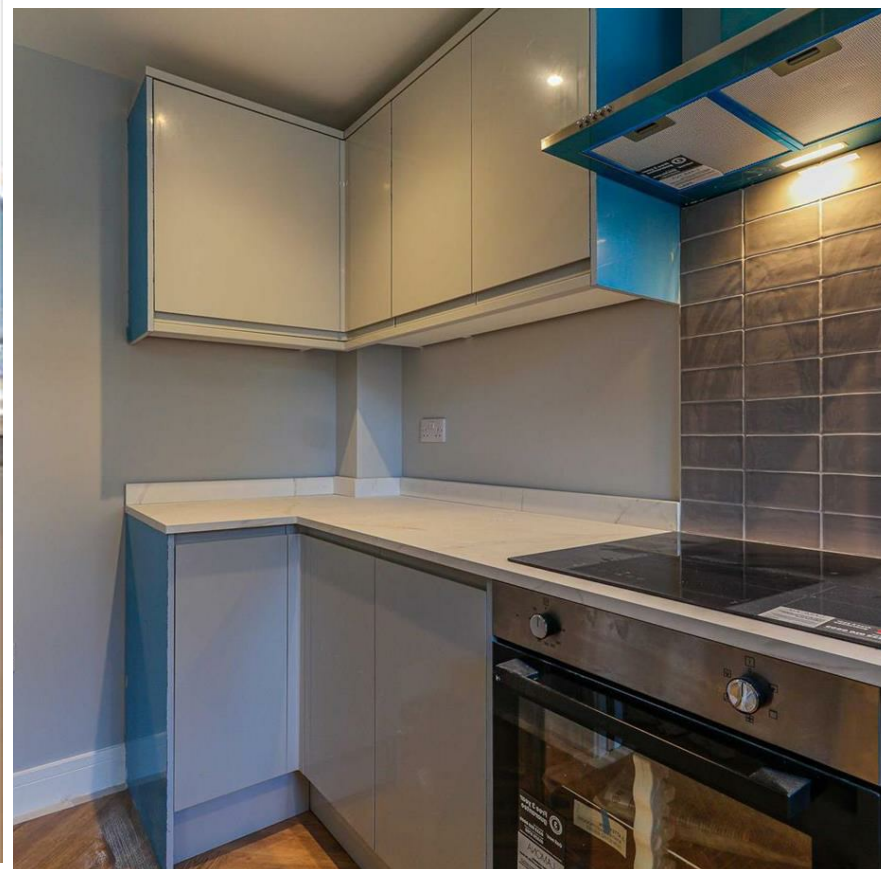




### Thomasville, Penyrheol, Caerphilly, CF83 2RE

Total Area: 61.9 m<sup>2</sup> ... 666 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 