

CAERPHILLY'S HOME FOR  
STYLISH SALES  
& LETTINGS

BRINSONS



BEEHCROFT  
TRELEWIS





#### ENTRANCE HALL

#### KITCHEN DINER

6.26 x 2.71 x 2.91 (20'6" x 8'10" x 9'6")

#### UTILITY ROOM

1.80 x 1.55 (5'10" x 5'1")

#### DOWNSTAIRS WC

1.80 x .95 (5'10" x .311'8")

#### LOUNGE

3.87 x 4.16 (12'8" x 13'7")

#### SECOND LOUNGE

3.30 x 2.27 (10'9" x 7'5")

#### BEDROOM ONE

3.28 x 4.39 (10'9" x 14'4")

#### EN SUITE

1.70 x 1.45 (5'6" x 4'9")

#### BEDROOM TWO

2.69 x 4.18 (8'9" x 13'8")

#### BEDROOM THREE

3.56 x 2.70 (11'8" x 8'10")

#### BEDROOM FOUR

2.63 x 2.30 (8'7" x 7'6")

#### BATHROOM

2.64 x 1.95 (8'7" x 6'4")

#### GARDEN

#### COUNCIL TAX

Band - D

#### TENURE

Freehold

#### SCHOOL CATCHMENT

Primary -  
Trelewis Primary School

Llanfabon Infants School, Caerphilly

Edwardsville Primary School, Merthyr Tydfil

Llancaeath Junior School

Greenhill Primary

Ysgol Gymraeg Abercynon, Rhondda Cynon Taf

Secondary -  
Cardinal Newman R.C., Rhondda Cynon Taf

Newbridge School

Ysgol Gyfun Cwm Rhymni, Caerphilly

Lewis Girls' Comprehensive School

Cyfarthfa High School

Lewis School Pengam







# BEECHCROFT

## TRELEWIS, CF46 6BP - £330,000

 4 Bedroom(s)       2 Bathroom(s)      1302.00 sq ft

Nestled in the charming area of Beechcroft, Trelewis, Treharris, this splendid four-bedroom detached house offers a perfect blend of comfort and style. As you approach the property, you are greeted by beautiful views that enhance the tranquil setting, making it an ideal retreat for families and individuals alike.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertainment. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining space. The heart of the home is undoubtedly the large kitchen diner, which is perfect for both everyday meals and hosting gatherings with friends and family. This well-appointed kitchen is designed to meet all your culinary needs, ensuring that cooking is a pleasure rather than a chore.

The property boasts four generously sized bedrooms, offering plenty of room for family members or guests. Each bedroom is designed to provide a peaceful sanctuary, ensuring restful nights and rejuvenating mornings. With two modern bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

Additionally, the house features off-road parking, providing convenience and peace of mind for you and your visitors. This delightful home is not just a place to live; it is a lifestyle choice that offers comfort, space, and stunning views in a serene environment. If you are seeking a family home that combines practicality with charm, this property is certainly worth considering.

### PROPERTY SPECIALIST

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Negotiator

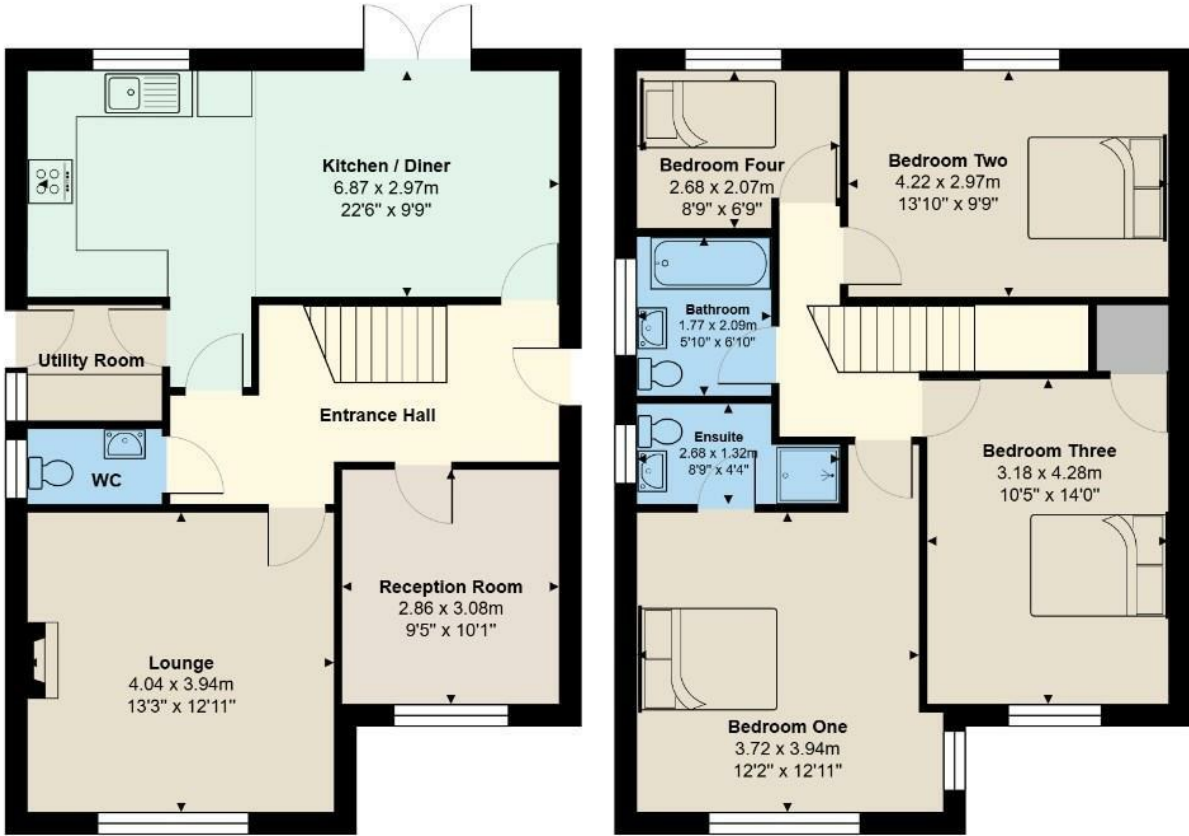






 Beechcroft, Trelewis

Beechcroft, Trelewis, Treharris, CF46 6BP



All measurements are approximate and for display purposes only

Total Area: 122.0 m² ... 1313 ft²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>76</b>	<b>86</b>
(81-91) <b>B</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		