

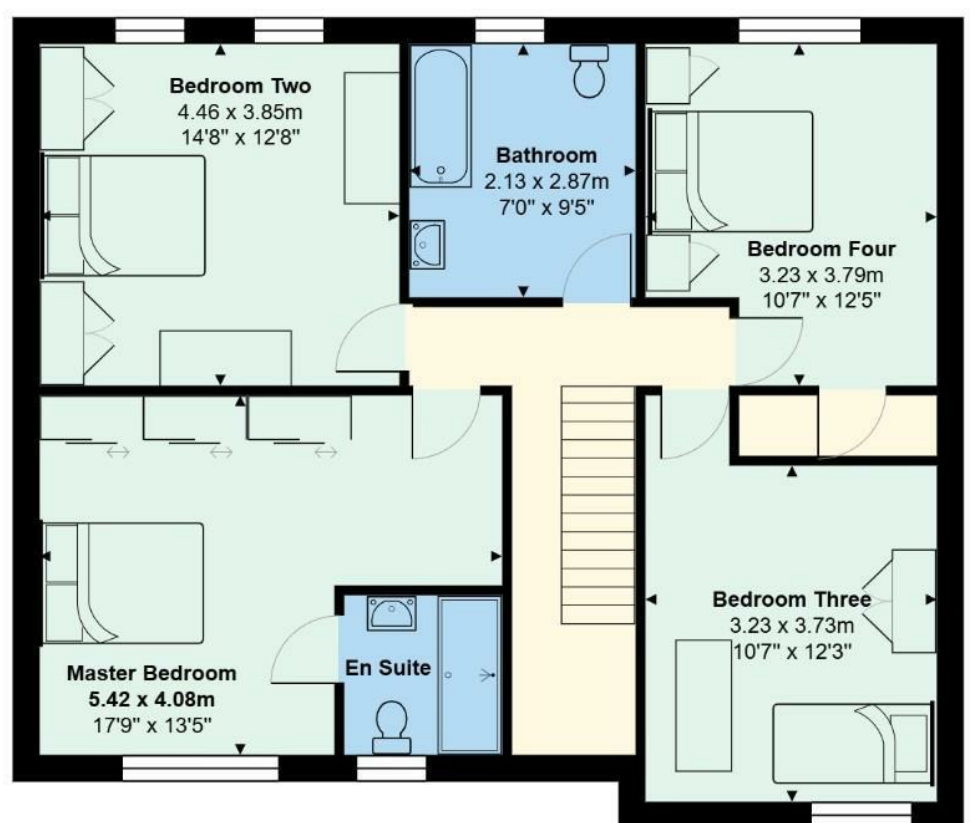
BRINSONS

STYLISH SALES  
& LETTINGS  
CAERPHILLY'S HOME FOR



THE FERNS  
TREHARRIS





**2, The Ferns, Quakers Yard, Treharris, CF46 5LQ**

Total Area: 159.2 m<sup>2</sup> ... 1714 ft<sup>2</sup>

All measurements are approximate and for display purposes only





A beautifully presented four bedroom detached property, a must see!.

Comments by - Nicholas Browne



## THE FERNS

QUAKERS YARD, CF46 5LQ - ASKING PRICE - £450,000

 4 Bedroom(s)  3 Bathroom(s)  1714.00 sq ft

Nestled in the desirable area of The Ferns, Quakers Yard, Treharris, this splendid four-bedroom detached house offers a perfect blend of comfort and modern living. Built after the year 2000, the property boasts a spacious layout that is ideal for families or those who enjoy entertaining.

Upon entering, you will find three well-appointed reception rooms, providing ample space for relaxation and social gatherings. The generous dimensions of these rooms allow for versatile use, whether you envision a formal dining area, a cosy lounge, or a vibrant playroom for children.

The property features four inviting bedrooms, ensuring that everyone has their own private sanctuary. With three bathrooms, including en-suite facilities, morning routines will be a breeze, accommodating the needs of a busy household with ease.

One of the standout features of this home is the large driveway, which offers parking for up to five vehicles. This is a rare find in the area and adds to the convenience of living in such a sought-after location.

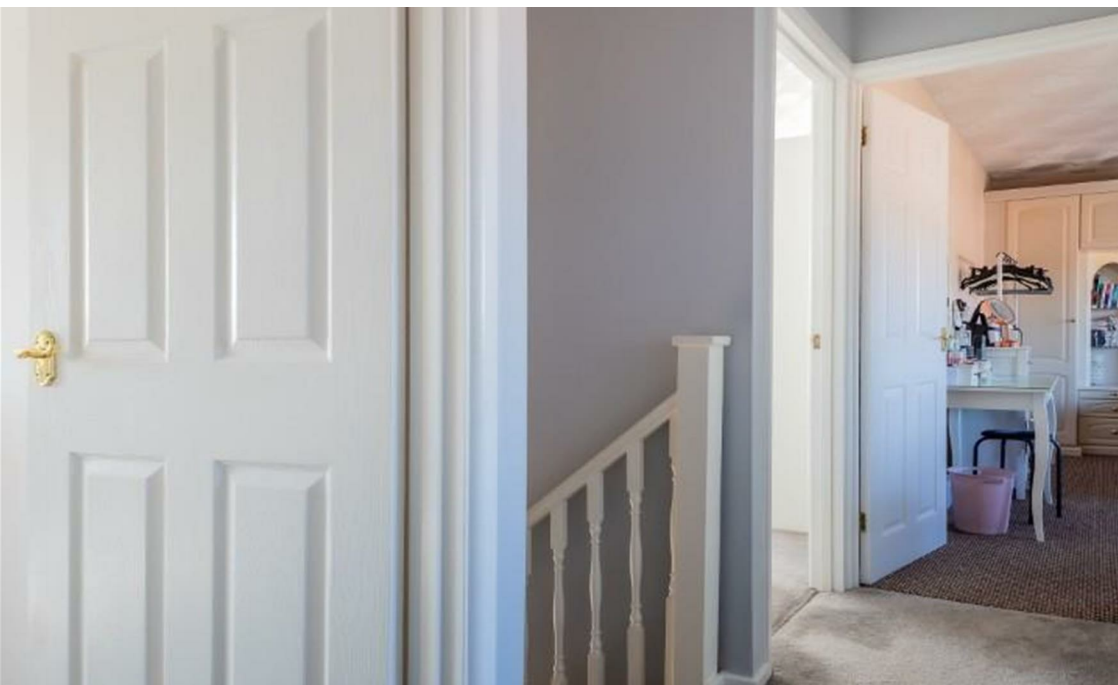
The Ferns is known for its friendly community and proximity to local amenities, making it an excellent choice for those seeking a peaceful yet connected lifestyle. This property is not just a house; it is a place where memories can be made and cherished for years to come.

In summary, this spacious four-bedroom detached house in Treharris is a remarkable opportunity for anyone looking to settle in a welcoming neighbourhood. With its ample living space, modern conveniences, and desirable location, it is sure to attract considerable interest. Do not miss the chance to make this wonderful property your new home.

### PROPERTY SPECIALIST

**Nicholas Browne**  
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Negotiator





**Entrance Hall**  
5.51 x 1.98 max (18'0" x 6'5" max)

**Lounge**  
4.33 x 4.96 (14'2" x 16'3")

**Kitchen Diner**  
7.79 x 2.95 (25'6" x 9'8")

**WC**  
3.29 x 0.88 (10'9" x 2'10")

**Utility Room**  
1.93 x 1.89 (6'3" x 6'2")

**Second Lounge**  
4.50 x 3.27 (14'9" x 10'8")

**Bedroom One**  
5.52 x 4.08 (18'1" x 13'4")

**En-suite**  
1.78 x 1.77 (5'10" x 5'9")

**Bedroom Two**  
4.46 x 3.85 (14'7" x 12'7")

**Bedroom Three**  
3.06 x 3.83 (10'0" x 12'6")

**Bedroom Four**  
3.31 x 4.61 (10'10" x 15'1")

**Bathroom**  
2.13 x 2.87 (6'11" x 9'4")

**Council Tax**  
Band - F

**Tenure**  
Freehold

**School Catchments**  
Primary Schools -

Trelewis Primary School

Llanfabon Infants School, Caerphilly

Edwardsville Primary School, Merthyr Tydfil

Llancaeath Junior School

Secondary Schools -

Cardinal Newman R.C., Rhondda Cynon Taf

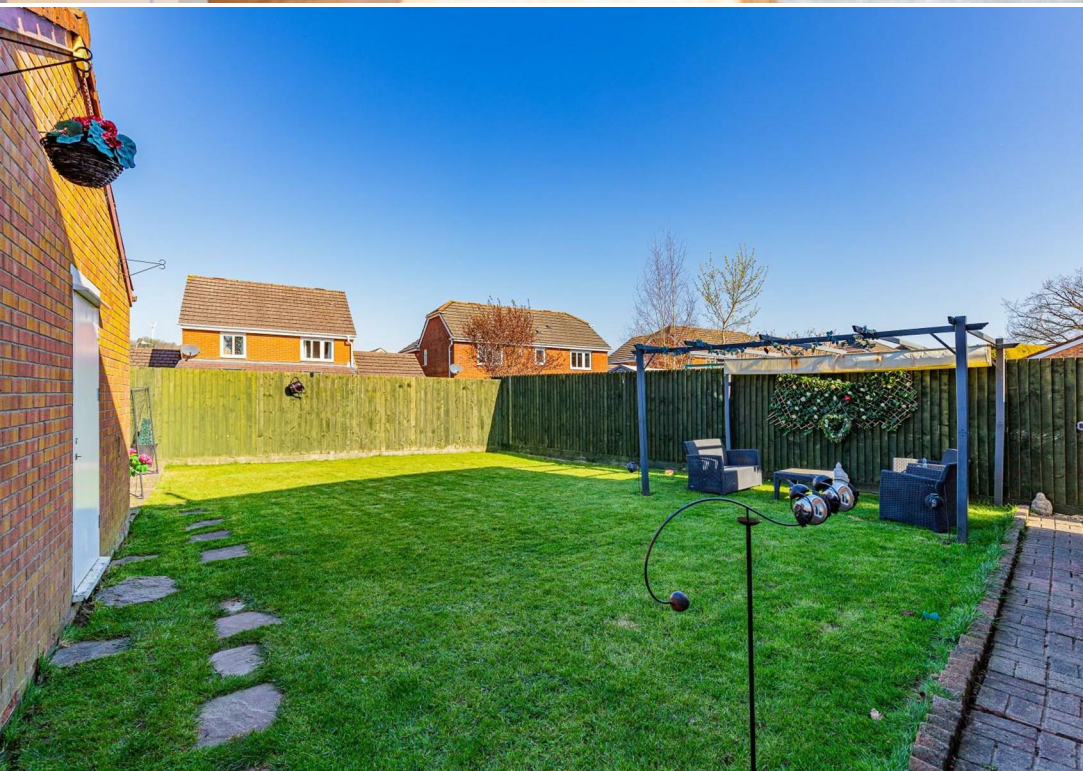
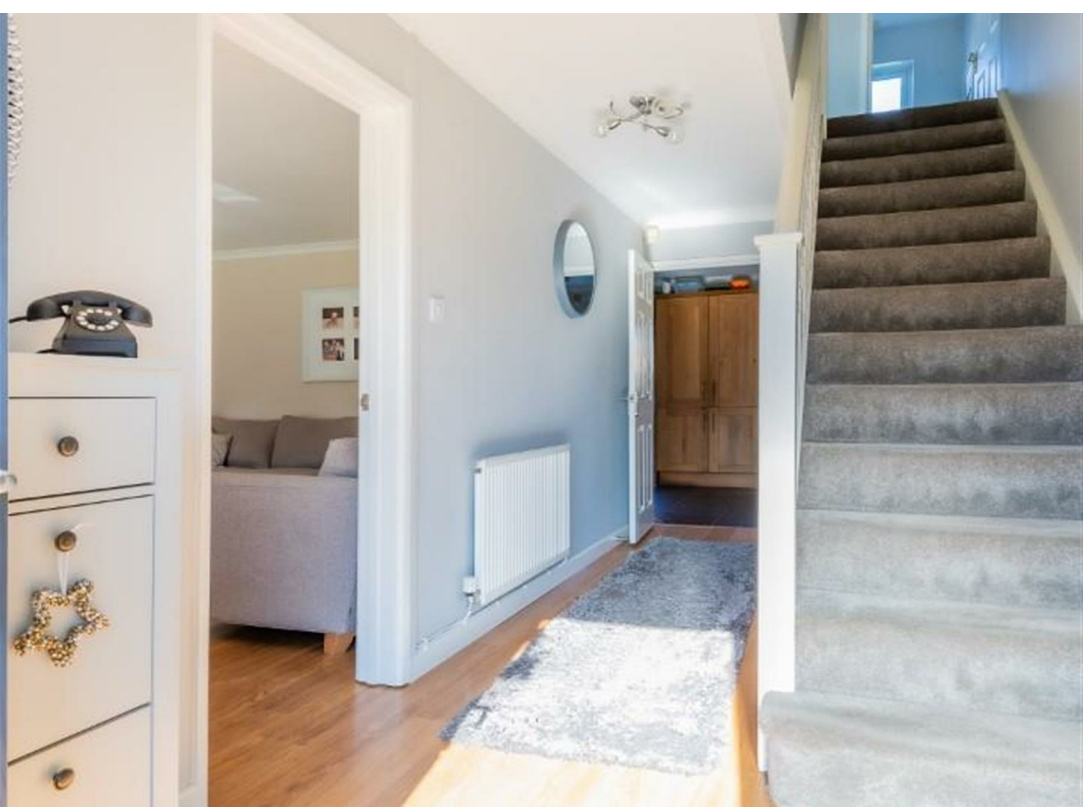
Lewis Girls' Comprehensive School

Ysgol Garth Olwg, Pontypridd

Ysgol Gyfun Cwm Rhymini, Caerphilly

**\*\*FLOORPLAN TO FOLLOW\*\***





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>	68	77
	EU Directive 2002/91/EC	







