

CAERPHILLY'S HOME FOR  
STYLISH SALES  
& LETTINGS

BRINSONS



CAE CARADOG  
CAERPHILLY



#### ENTRANCE HALL

#### LIVING ROOM

6.4 x 5.17 max (20'11" x 16'11" max)

#### KITCHEN

2.59 x 4.67 max (8'5" x 15'3" max)

#### UTILITY ROOM

1.49 x 1.96 (4'10" x 6'5")

#### GUEST WC

1.07 x 1.47 (3'6" x 4'9")

#### CLOAKROOM

1.27 x 1.47 (4'1" x 4'9")

#### OFFICE

2.86 x 2.10 (9'4" x 6'10")

#### BEDROOM ONE

5.16 x 3.52 (16'11" x 11'6")

#### EN SUITE

1.48 x 1.67 (4'10" x 5'5")

#### BEDROOM TWO

2.50 x 3.61 (8'2" x 11'10")

#### BEDROOM THREE

2.78 x 3.70 (9'1" x 12'1")

#### BATHROOM

2.08 x 1.77 (6'9" x 5'9")

#### COUNCIL TAX

Caerphilly

Band: F

#### TENURE

Freehold

#### SCHOOL CATCHMENT

Welsh Medium Primary School : YSGOL IFOR BACH

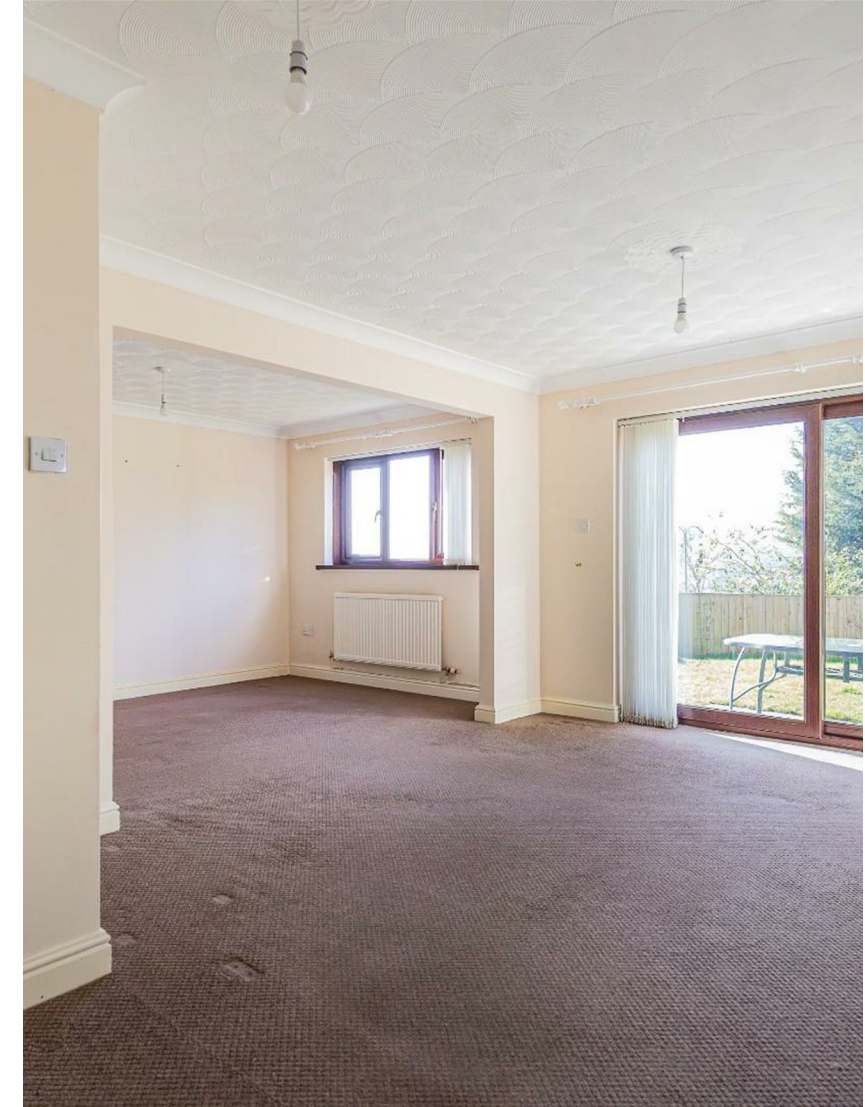
Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN

CWM RHYMNI

English Medium Primary School : CWM IFOR PRIMARY

English Medium Secondary School : ST CENYDD

COMPREHENSIVE SCHOOL





## CAE CARADOG

CAERPHILLY, CF83 2AA - £330,000



4 Bedroom(s)

2 Bathroom(s)

1367.00 sq ft

Nestled in the highly sought-after location of Cae Caradog, this splendid four-bedroom detached house offers a perfect blend of comfort and style. Spanning an impressive 1,367 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying family time.

The well-appointed kitchen and dining area provide a welcoming space for culinary adventures, while the two bathrooms ensure convenience for all residents. Each of the four bedrooms is generously sized, offering ample space for relaxation and personalisation.

One of the standout features of this home is the stunning views that can be enjoyed from various vantage points throughout the property, creating a serene atmosphere that enhances the living experience. Additionally, the property includes parking for two vehicles, making it practical for families or those with multiple cars.

Situated close to local schools, this residence is perfect for families seeking a nurturing environment for their children. The combination of its desirable location, spacious layout, and beautiful surroundings makes this property an exceptional opportunity for anyone looking to settle in a charming community.

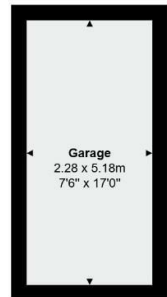
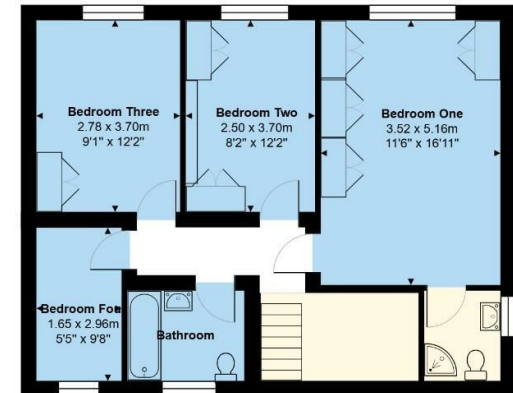
Do not miss the chance to make this delightful house your new home.

Freehold  
EPC - D  
Council Tax - F

### PROPERTY SPECIALIST

Lauren Williams  
lauren.williams@brinsons.co.uk  
02920 867711  
Sales Negotiator





29, Cae Caradog, Penyrheol, Caerphilly, CF83 2AA

Total Area: 127.6 m<sup>2</sup> ... 1374 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>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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