

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



CAE NANT GLEDYR
CAERPHILLY



LIVING ROOM
5.04 x 3.41 (16'6" x 11'2")

DINING ROOM
5.04 x 3.05 max (16'6" x 10'0" max)

CONSERVATORY
5.04 x 4.00 max (16'6" x 13'1" max)

ENTRANCE HALL
4.24 x 1.84 max (13'10" x 6'0" max)

GARAGE
4.96 x 2.51 (16'3" x 8'2")

KITCHEN
2.93 x 3.03 max (9'7" x 9'11" max)

UTILITY ROOM
2.23 x 1.47 (7'3" x 4'9")

GUEST WC
1.49 x .87 (4'10" x 28'5")

BEDROOM ONE
4.68 x 3.49 (15'4" x 11'5")

EN-SUITE SHOWER ROOM
2.90 x 1.83 max (9'6" x 6'0" max)

BEDROOM TWO
3.92 x 2.57 (12'10" x 8'5")

BEDROOM THREE
3.44 x 3.38 max (11'3" x 11'1" max)

BEDROOM FOUR
3.44 x 2.48 max (11'3" x 8'1" max)

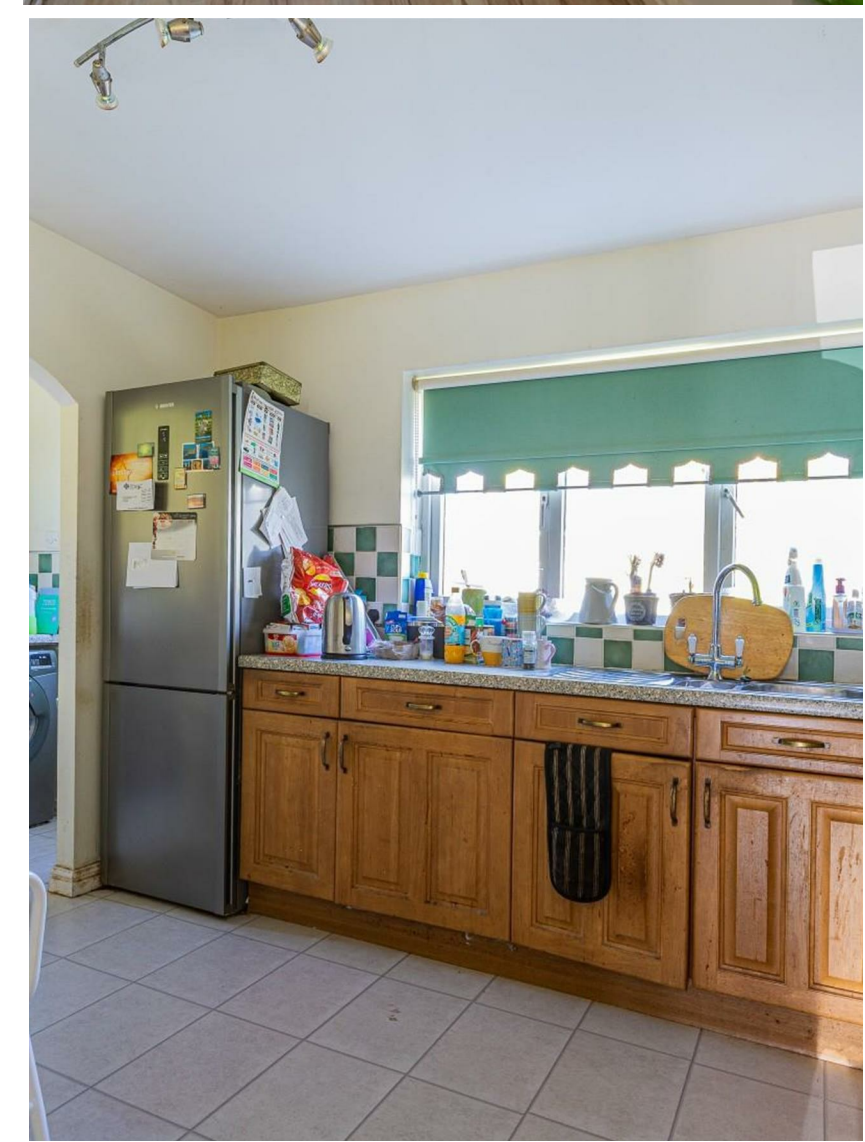
WET ROOM
2.11 x 1.66 (6'11" x 5'5")

TENURE
Freehold

COUNCIL TAX
Borough: Caerphilly

Band: E



SCHOOL CATCHMENT
Welsh Medium Primary School : Y.G.G. CAERFFILI
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





CAE NANT GLEDYR

CAERPHILLY, CF83 2BB - £440,000

 4 Bedroom(s)  2 Bathroom(s) 1613.00 sq ft

Nestled in the desirable area of Cae Nant Gledyr, this charming detached family home offers a wonderful opportunity for those looking to create their dream residence. Spanning an impressive 1,613 square feet, the property boasts four spacious bedrooms, making it ideal for families or those seeking extra space.

Upon entering, you will find three inviting reception rooms, perfect for entertaining guests or enjoying quiet family time. The layout provides a versatile living space that can be tailored to your needs. Additionally, the house features two bathrooms, ensuring convenience for all occupants.

While the property is in need of modernisation, this presents a unique chance to personalise the home to your taste and style. With a little imagination and effort, you can transform this house into a contemporary haven.

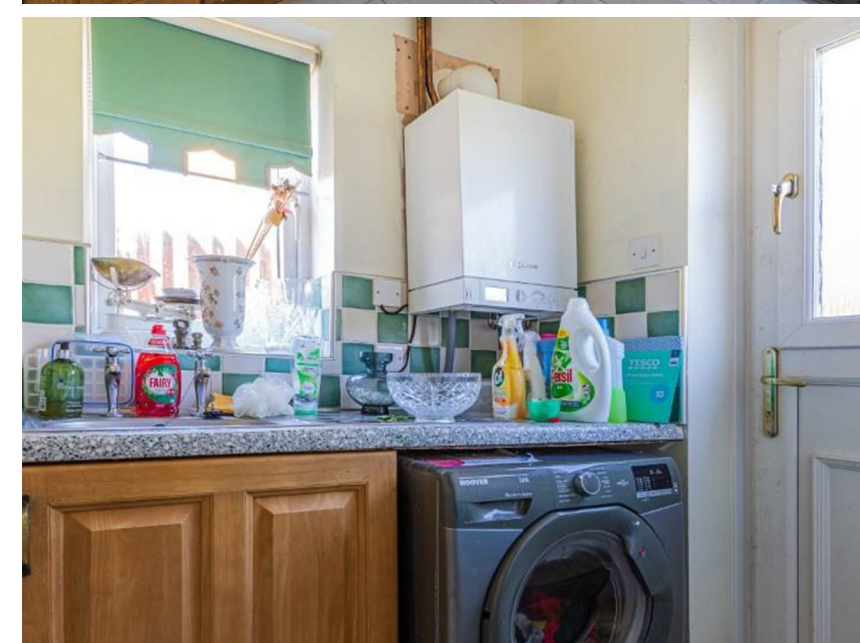
The exterior of the property is equally appealing, with ample parking available for up to three vehicles, as well as a garage for additional storage or vehicle protection. The off-road parking is a significant advantage in this sought-after location, where convenience is key.

Families will appreciate the proximity to the highly regarded Cwrt Rawlin School, making the morning school run a breeze. This home is not just a property; it is a canvas for your future, set in a community that values both comfort and accessibility.

In summary, this four-bedroom detached house in Cae Nant Gledyr is a fantastic opportunity for those looking to invest in a family home in a prime location. With its generous space and potential for modernisation, it is a property that should not be missed.

PROPERTY SPECIALIST

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Property Management Co-ordinator





5, Cae Nant Gledyr, Caerphilly, CF83 2BB

Total Area: 149.9 m² ... 1613 ft²

All measurements are approximate and for display purposes only



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 