

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



BRYN RHEDYN
CAERPHILLY



LIVING ROOM
3.88 x 3.88 (12'8" x 12'8")

KITCHEN / DINER
4.90 x 2.25 (16'0" x 7'4")

BEDROOM ONE
2.64 x 3.94 (8'7" x 12'11")

BEDROOM TWO
2.63 x 3.20 (8'7" x 10'5")

BEDROOM THREE
2.22 x 2.26 (7'3" x 7'4")

BATHROOM
2.19 x 1.68 (7'2" x 5'6")

GARDEN

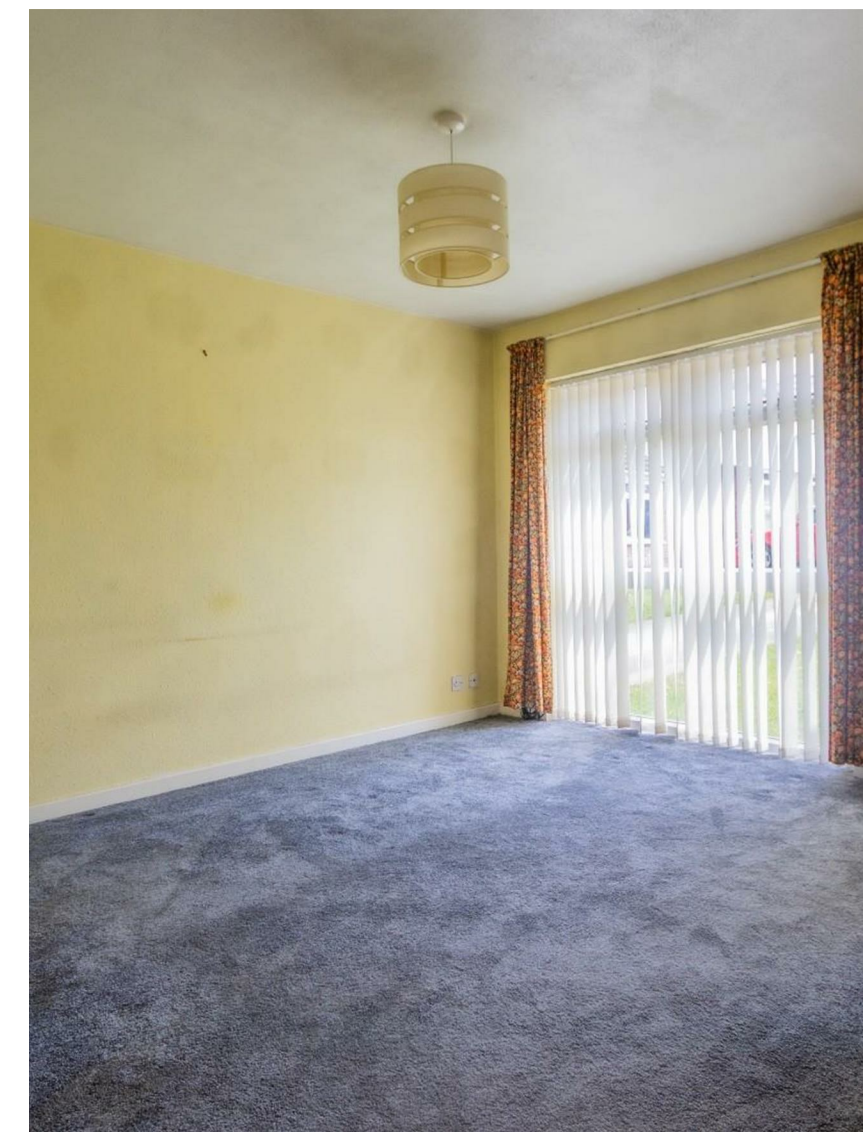
GARAGE
2.64 x 5.51m (8'7" x 18'0")

DRIVEWAY

TENURE
We are informed by the owner that the property is Freehold, this is be confirmed by your legal advisor.

COUNCIL TAX
Band - D

THESE ARE THE SCHOOLS FOR YOUR CATCHMENT AREA
:
Welsh Medium Primary School : Y.G.G. CAERFFILI
Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI
English Medium Primary School : ST JAMES PRIMARY
English Medium Secondary School : ST. MARTINS COMPREHENSIVE SCHOOL





BRYN RHEDYN

MORNINGTON MEADOWS, CF83 3BT -
£235,000



3 Bedroom(s)

1 Bathroom(s)

761.00 sq ft

Bryn Rhedyn, Mornington Meadows — A Charming Detached Home with Castle Views.

Nestled in the peaceful and sought-after community of Mornington Meadows, this delightful three-bedroom detached property offers a rare opportunity to create your dream home in the heart of Caerphilly.

The property is being sold as chain free.

Step inside to discover a spacious reception room, perfect for family gatherings or quiet evenings. The three well-proportioned bedrooms provide comfort and flexibility, with the rear bedroom offering stunning views of Caerphilly Castle — a truly unique feature that adds character and inspiration.

While the home is in need of modernisation, it presents a solid foundation for transformation. Featuring a brand new boiler and new radiators throughout, a detached garage, drive way parking and gardens front and back. Whether you're a first-time buyer, a growing family, or a visionary renovator, this property is a blank canvas ready for your personal touch.

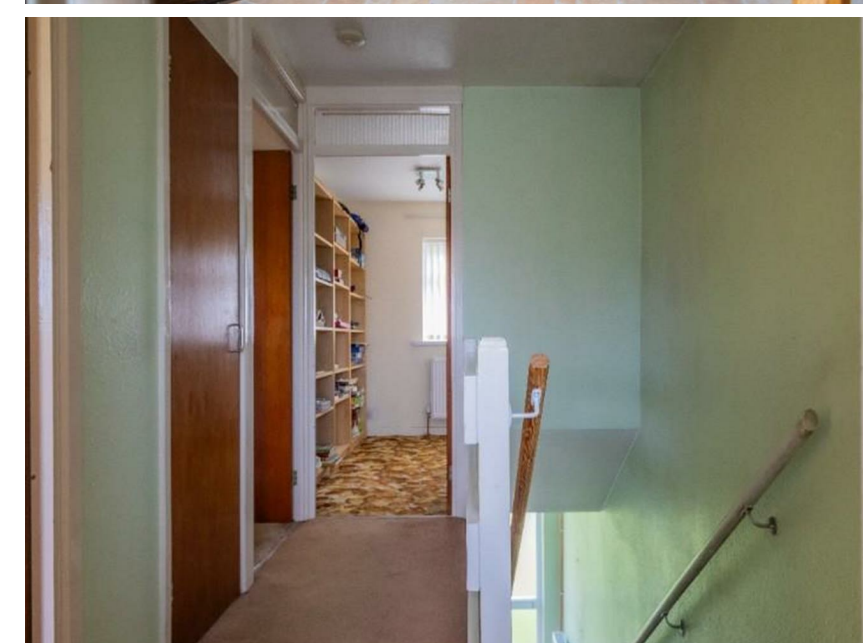
Outside, enjoy a well-kept garden ideal for relaxing, entertaining, or letting children play freely. The driveway parking adds everyday convenience, and the location places you within easy reach of local schools, shops, and transport links.

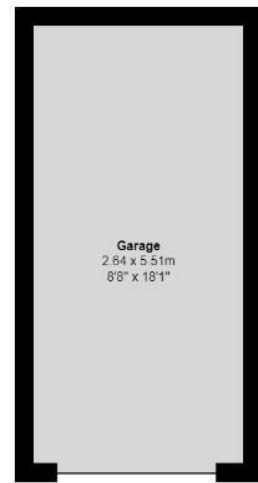
Call the office on 02920 867711 and book your viewing today.

Freehold
EPC - D
Council Tax band - D

PROPERTY SPECIALIST

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

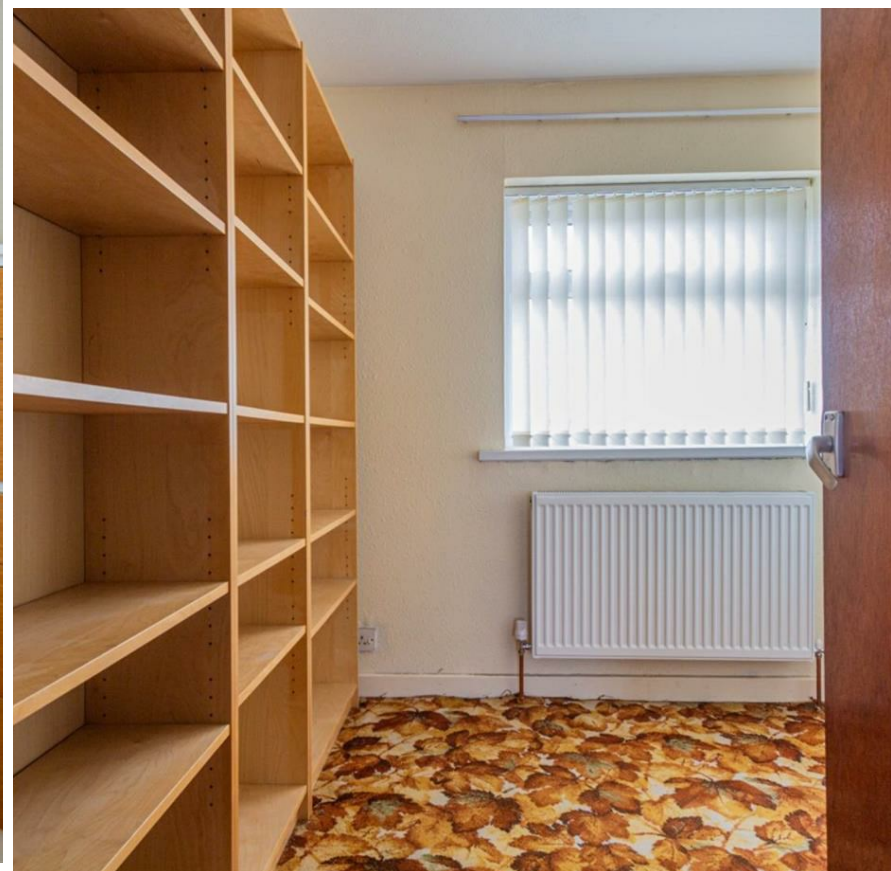




17 Bryn Rhedyn

Total Area: 70.7 m² ... 761 ft² (excluding garage)

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	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	