

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



Y FELIN FFRWD
CAERPHILLY



LOUNGE

KITCHEN

BEDROOM ONE

BEDROOM TWO

BATHROOM

CONSERVATORY

TENURE

Freehold

COUNCIL TAX

Band - C

SCHOOL CATCHMENTS

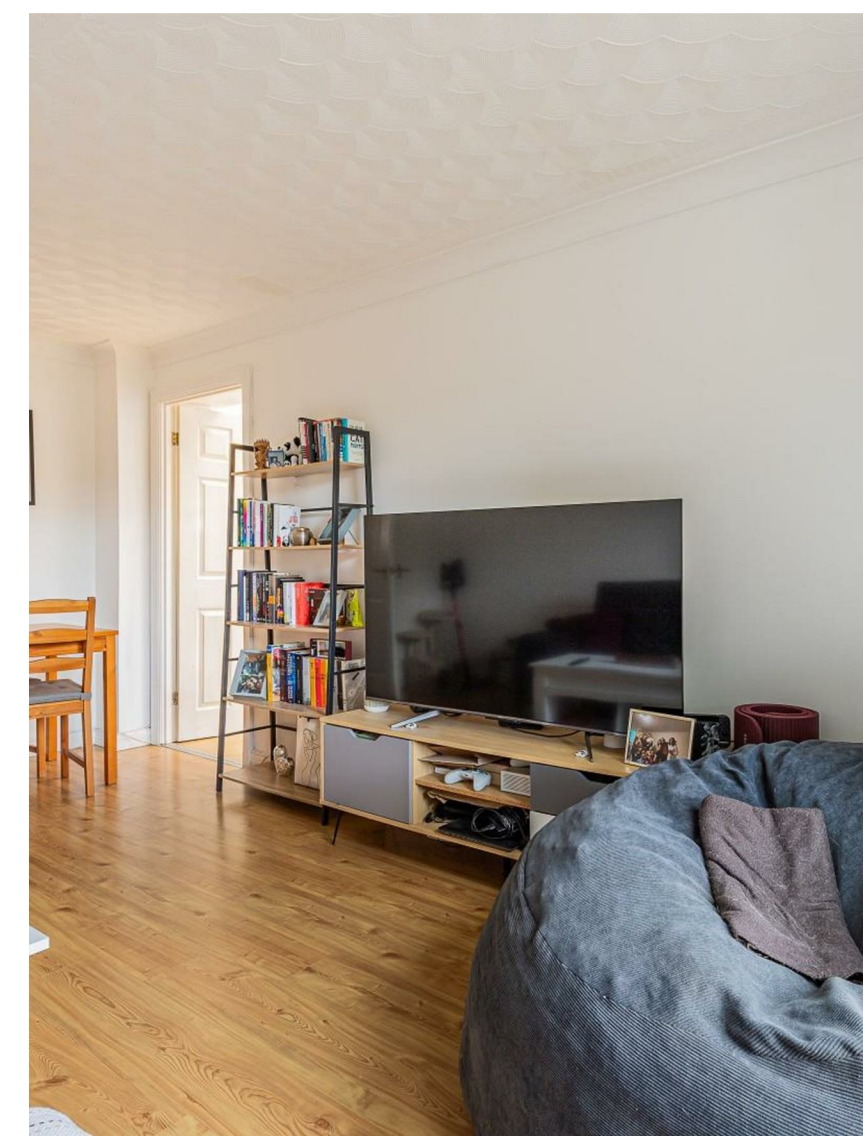
Welsh Medium Primary School : YSGOL IFOR BACH

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

FLOORPLAN TO FOLLOW





Y FELIN FFRWD , CF83 2RB - £235,000

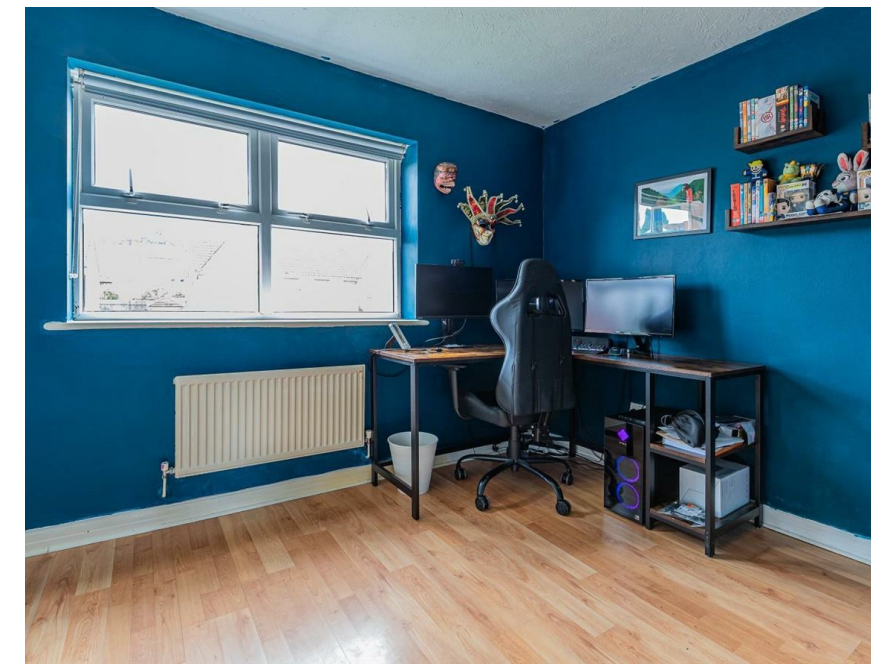
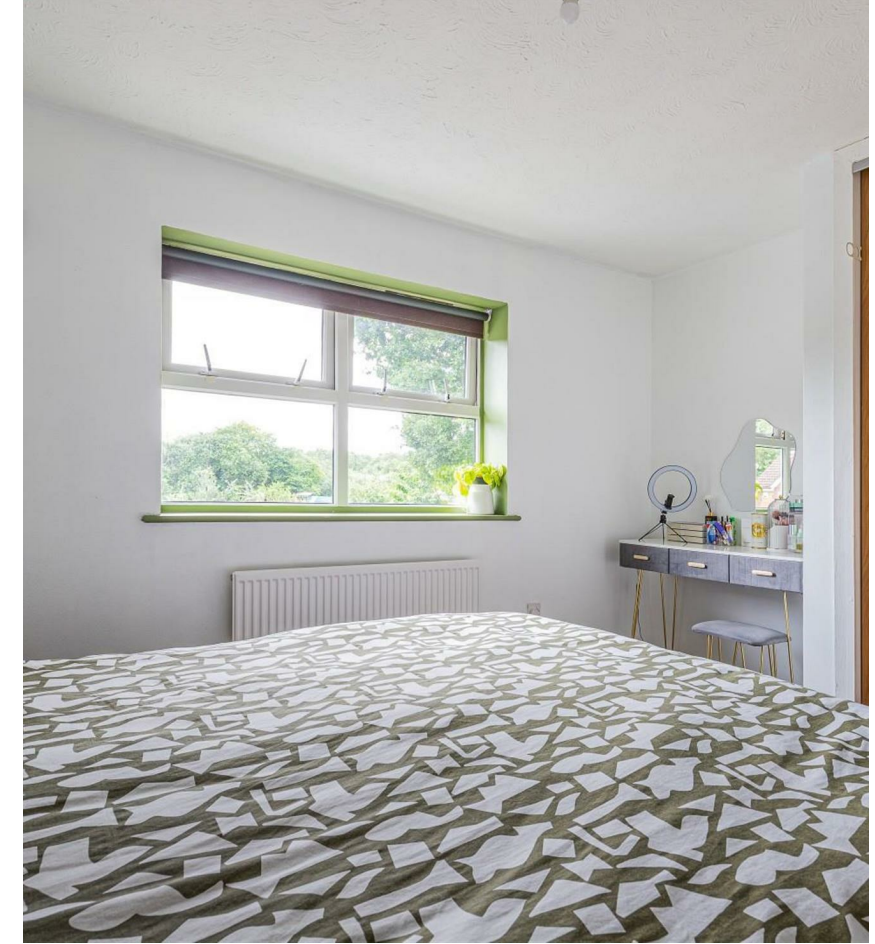
 2 Bedroom(s)  1 Bathroom(s) sq ft

Nestled in the charming area of Y Felin Ffrwd, Caerphilly, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and convenience. Situated in a peaceful cul-de-sac, the property boasts a wrap-around conservatory, providing an ideal space for relaxation and enjoyment of the surrounding garden.

Inside, the home features a well-proportioned reception room that welcomes you with warmth and light, making it a perfect setting for both entertaining guests and enjoying quiet evenings. The two bedrooms are thoughtfully designed, offering ample space for rest and personalisation. The bathroom is conveniently located, ensuring ease of access for all residents.

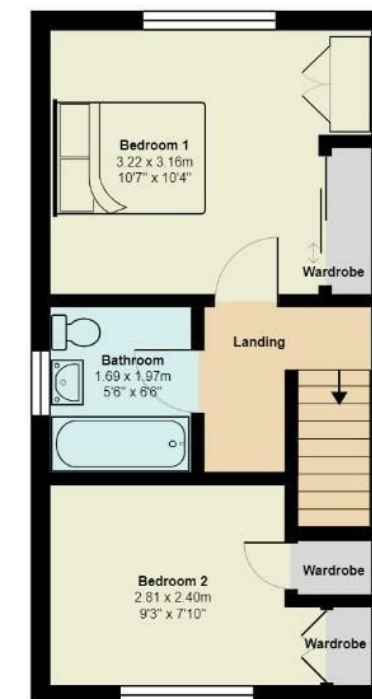
The location is particularly advantageous, as it is close to a variety of amenities, making daily errands and leisure activities easily accessible. The vibrant community of Energlyn is just a stone's throw away, providing a range of shops, parks, and local services.

This property is an excellent opportunity for first-time buyers, small families, or those looking to downsize, offering a comfortable living space in a desirable area. With its appealing features and convenient location, this home is sure to attract interest. Do not miss the chance to make this lovely house your new home.



PROPERTY SPECIALIST

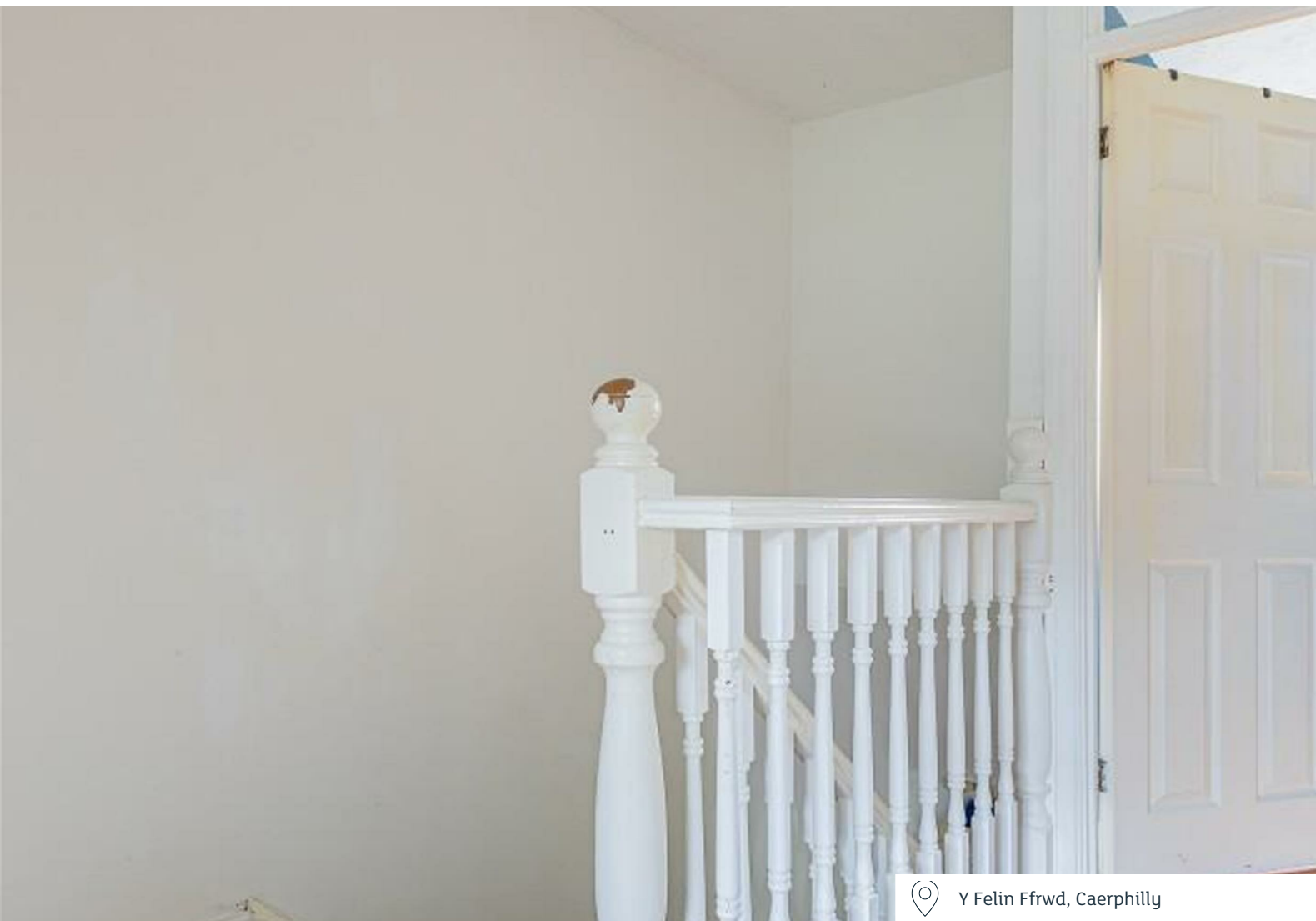
Whitney Jenkins
whitney.jenkins@brinsons.co.uk
02920 867711
Sales Negotiator



16 Y Felin Ffrwd

Total Area: 83.1 m² ... 894 ft²

All measurements are approximate and for display purposes only



Y Felin Ffrwd, Caerphilly



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |