

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



HEOL YSGUBOR
CAERPHILLY



KITCHEN/DINER
20'9 x 14'9 (65'7" x 29'6" x 45'11" x 29'6")

OFFICE/PLAYROOM
9'9 x 6'2 (29'6" x 29'6" x 19'8" x 6'6")

LOUNGE
14'1 x 11.11 (45'11" x 3'3" x 36'5")

MASTER BEDROOM
12'2 x 10'11 (39'4" x 6'6" x 32'9" x 36'1")

BEDROOM 2
9'2 x 8'11 (29'6" x 6'6" x 26'2" x 36'1")

BEDROOM 3
8'11 x 6'2 (26'2" x 36'1" x 19'8" x 6'6")

COUNCIL TAX
Tax band - E

THESE ARE THE SCHOOLS FOR YOUR CATCHMENT AREA

:

Welsh Medium Primary School : Y.G.G. Y CASTELL

Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN
CWM RHYMNI

English Medium Primary School : CWRT RAWLIN PRIMARY

English Medium Secondary School : ST. MARTINS
COMPREHENSIVE SCHOOL

TENURE
FREEHOLD





HEOL YSGUBOR

CAERPHILLY, CF83 1SR - £340,000

 3 Bedroom(s)  2 Bathroom(s) 833.00 sq ft

Nestled in the heart of Castle View, this charming detached house on Heol Ysgubor offers a delightful blend of comfort and modern living. Spanning an impressive 833 square feet, the property boasts three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, ensuring privacy and convenience for the occupants.

The heart of the home is undoubtedly the stunning open-plan kitchen diner, featuring bi-folding doors that seamlessly connect the indoor space with the gorgeous gardens outside. This design not only enhances the natural light but also creates an inviting atmosphere for entertaining family and friends. The air conditioning on the ground floor adds an extra touch of comfort, making it a perfect retreat during warmer months.

With a spacious reception room, this property provides ample space for relaxation and family gatherings. The detached garage and parking for up to three vehicles further enhance the practicality of this home, making it ideal for families or those who enjoy having guests.

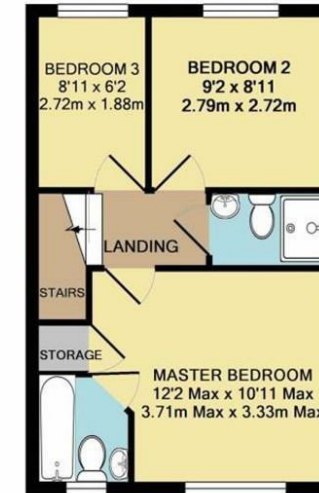
Built between 1980 and 1989, this house combines modern amenities with a classic charm, making it a wonderful place to call home. The beautifully maintained gardens offer a serene outdoor space, perfect for enjoying the fresh air or hosting summer barbecues.

In summary, this delightful detached house in Castle View is a rare find, offering a perfect blend of style, comfort, and convenience. Whether you are looking for a family home or a peaceful retreat, this property is sure to impress.

PROPERTY SPECIALIST

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Sales Negotiator





GROUND FLOOR
APPROX. FLOOR
AREA 529 SQ.FT.
(49.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 883 SQ.FT. (82.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(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