

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



GRAIG-YR-WYLAN
CAERPHILLY



HALLWAY

LIVING ROOM

4.14m x 3.84m (13'7 x 12'7)

KITCHEN/DINER

5.11m x 3.28m (16'9 x 10'9)

BEDROOM1

2.54m x 4.47m (8'4 x 14'8)

BEDROOM 2

3.23m x 2.64m (10'7 x 8'8)

BEDROOM 3

2.49m x 2.54m (8'2 x 8'4)

BATHROOM

COUNCIL TAX

BAND -

TENURE

Freehold

THESE ARE THE SCHOOLS FOR YOUR CATCHMENT AREA

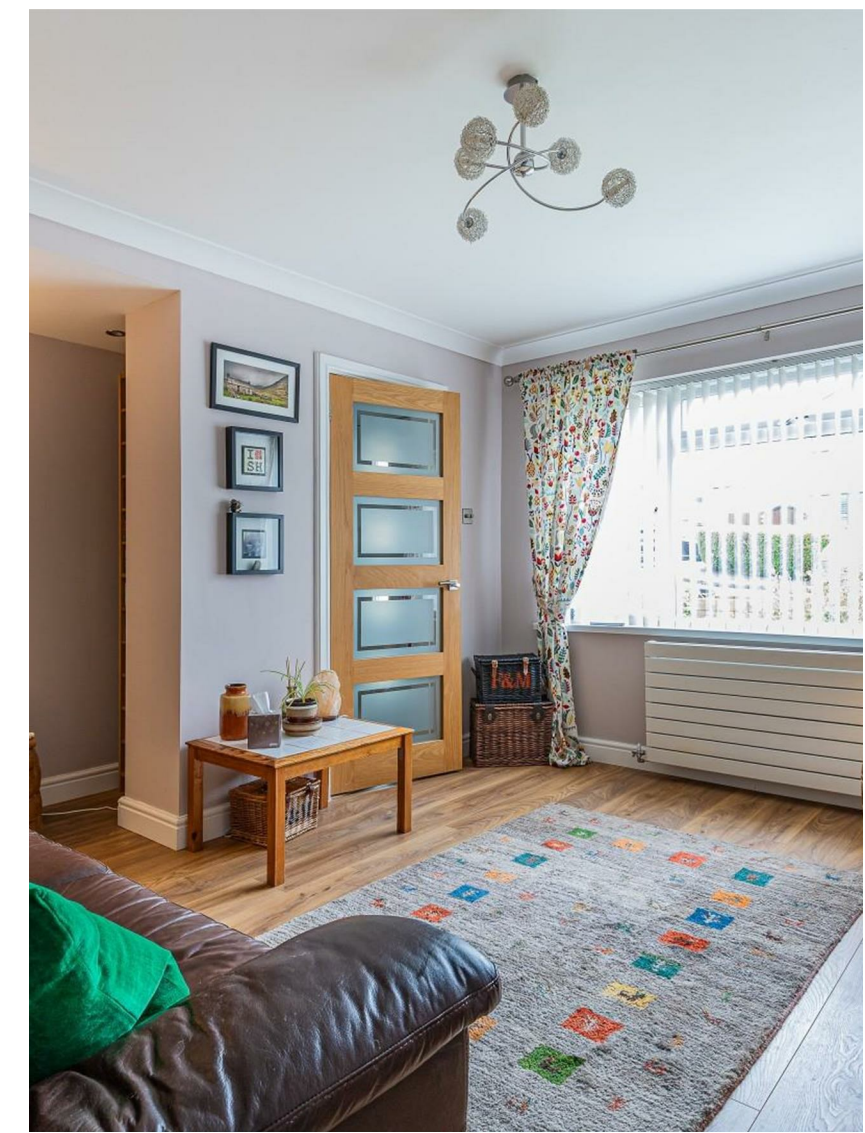
Welsh Medium Primary School : YSGOL IFOR BACH

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





GRAIG-YR-WYLAN

CAERPHILLY, CF83 2QE - £275,000

 3 Bedroom(s)  1 Bathroom(s) 797.00 sq ft

Charming 3-Bedroom Semi-Detached Home in Desirable Graig-Yr-Wylan, Caerphilly

Nestled in a quiet cul-de-sac in the sought-after area of Graig-Yr-Wylan, this delightful three-bedroom semi-detached home offers the perfect blend of comfort, modern living, and convenience.

Spanning approximately 797 sq ft, the property welcomes you with a bright and spacious reception room, seamlessly flowing into an open-plan kitchen/diner—ideal for family life and entertaining. The kitchen boasts contemporary finishes, creating a stylish and functional space for all your culinary needs.

Upstairs, you'll find three generously sized bedrooms, perfect for families, guests, or home office use. A well-appointed bathroom serves the household, offering practicality for busy mornings.

Outside, the sunny rear garden has been thoughtfully landscaped with low-maintenance artificial grass, making it a perfect spot for relaxing or hosting summer gatherings.

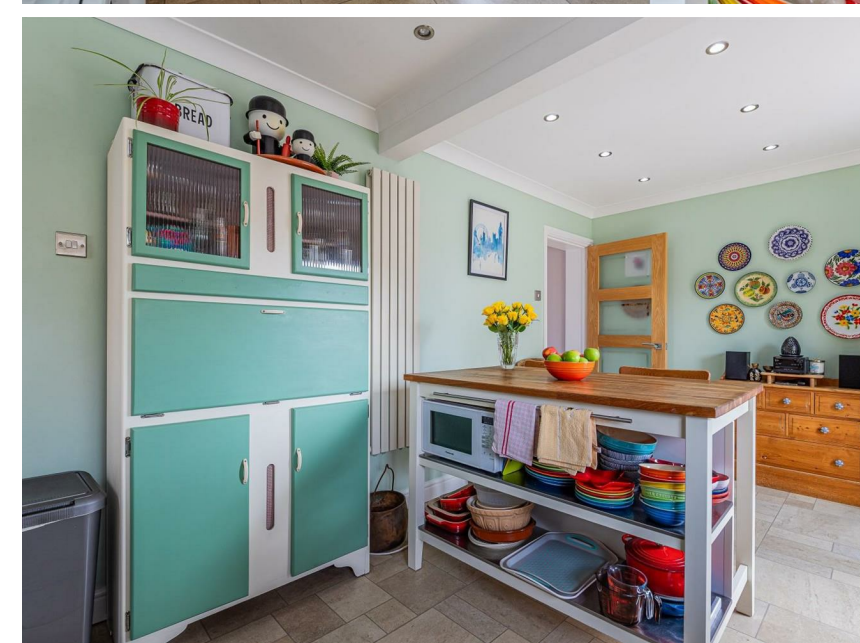
Additional benefits include:
Off-road parking for two vehicles
Walking distance to local shops and amenities
Excellent transport links with a nearby train station

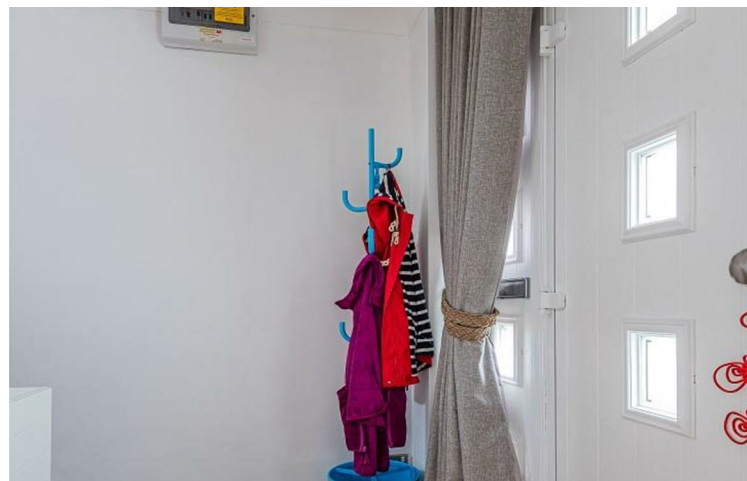
Freehold
EPC - D
Council tax - C

Whether you're a first-time buyer, a growing family, or looking to downsize without compromise, this lovely home in Glen Fields offers a fantastic opportunity in a peaceful yet well-connected location.

PROPERTY SPECIALIST

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Sales Negotiator

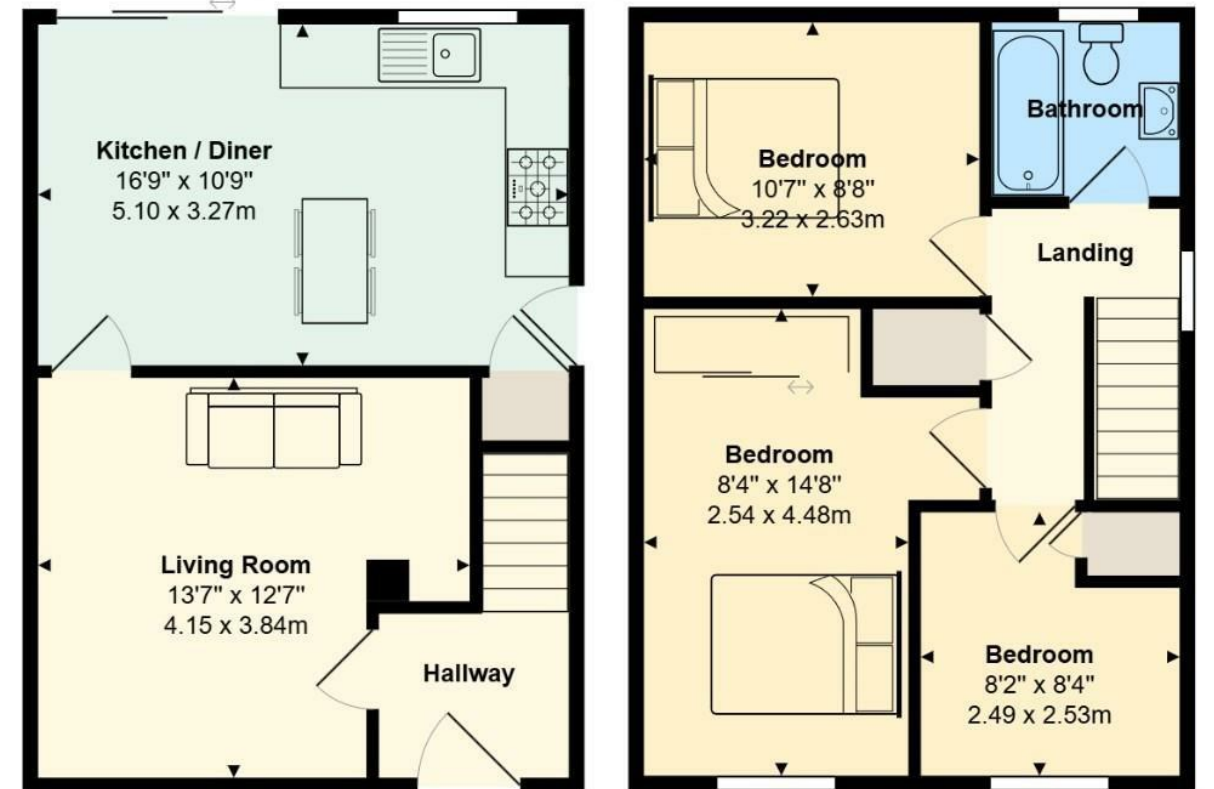




Graig-Yr-Wylan

Total Area: 797 ft² ... 74.1 m²

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	63	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	