

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL



*Graig-yr-Wylan*

CAERPHILLY



Comments by Lauren Williams



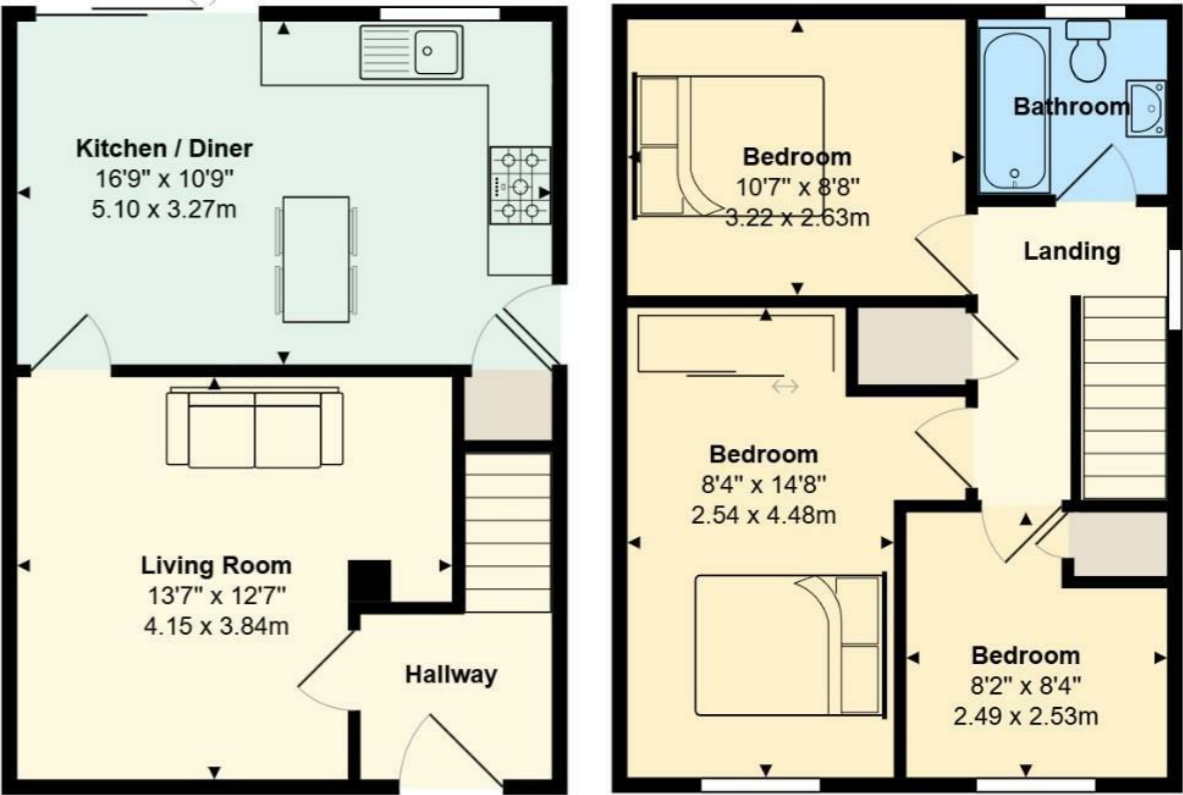
**Property Specialist**  
**Lauren Williams**  
Sales Negotiator

lauren.williams@brinsons.co.uk

Graig-Yr-Wylan

Total Area: 797 ft² ... 74.1 m²

All measurements are approximate and for display purposes only



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.

Comments by the Homeowner








# Graig-Yr-Wylan

Caerphilly, Caerphilly, CF83 2QE

Offers In Excess Of  
**£260,000**

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



Contact our  
**Brinsons Caerphilly Branch**  
029 20867711

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.



Hallway

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

Kitchen/Diner 16'9 x 10'9 (5.11m x 3.28m)

Bedroom1 8'4 x 14'8 (2.54m x 4.47m)

Bedroom 2 10'7 x 8'8 (3.23m x 2.64m)

Bedroom 3 8'2 x 8'4 (2.49m x 2.54m)

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

