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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Craig-Yr-Wylan*

CAERPHILLY



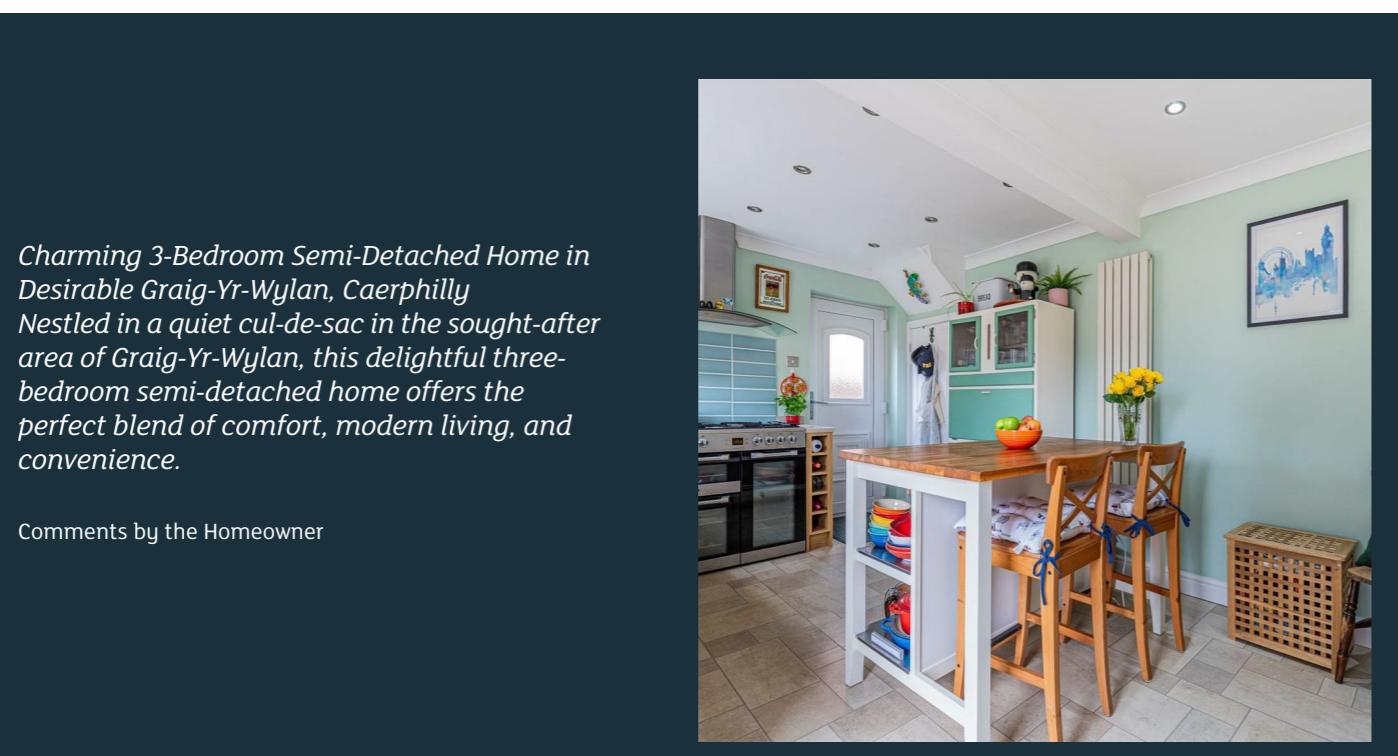
Comments by Lauren Williams



### Property Specialist

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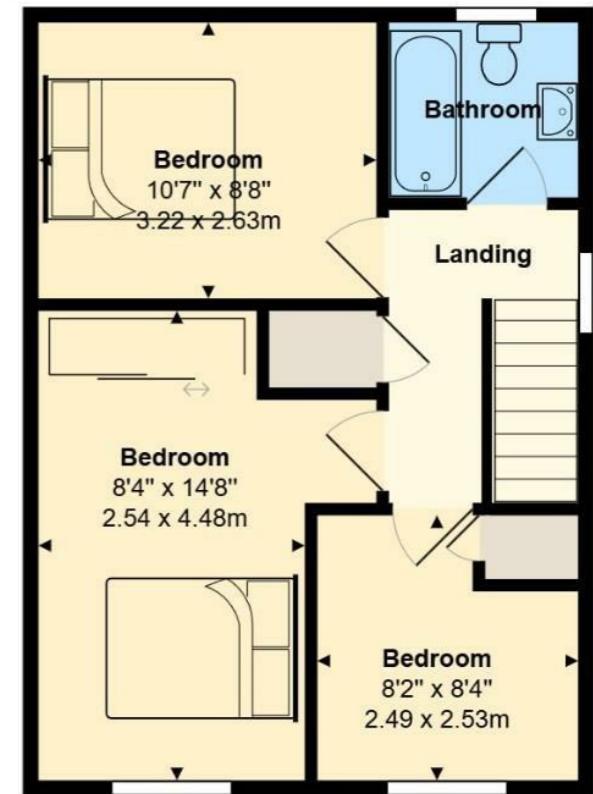
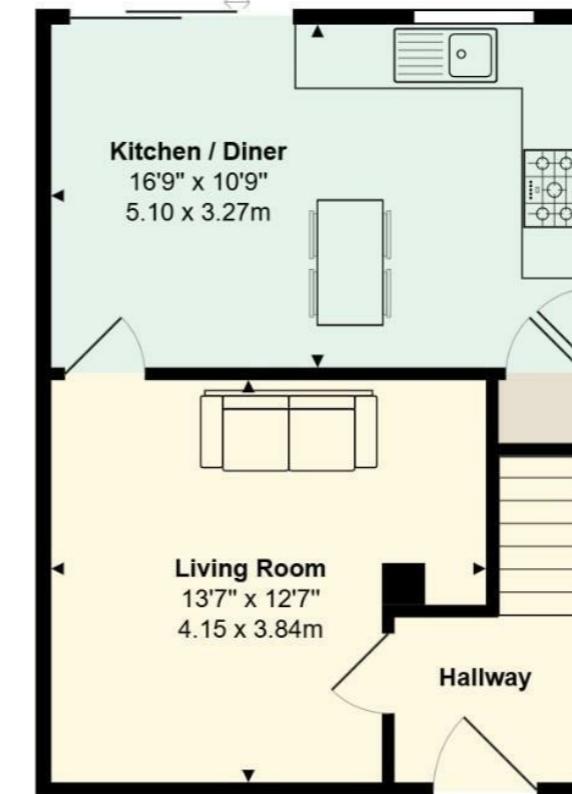
*Charming 3-Bedroom Semi-Detached Home in Desirable Graig-Yr-Wylan, Caerphilly. Nestled in a quiet cul-de-sac in the sought-after area of Graig-Yr-Wylan, this delightful three-bedroom semi-detached home offers the perfect blend of comfort, modern living, and convenience.*

Comments by the Homeowner

## Graig-Yr-Wylan

Total Area: 797 ft<sup>2</sup> ... 74.1 m<sup>2</sup>

All measurements are approximate and for display purposes only





C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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# 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

RHYMNI  
English Medium Primary School : HENDRE INFANTS / HENDRE JUNIOR  
English Medium Secondary School : ST CENYDD COMPREHENSIVE SCHOOL

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

