

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



LON Y TRESGLEN
CAERPHILLY



PORCH

LIVING ROOM

KITCHEN DINER

CONSERVATORY

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

SCHOOL CATCHMENTS

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

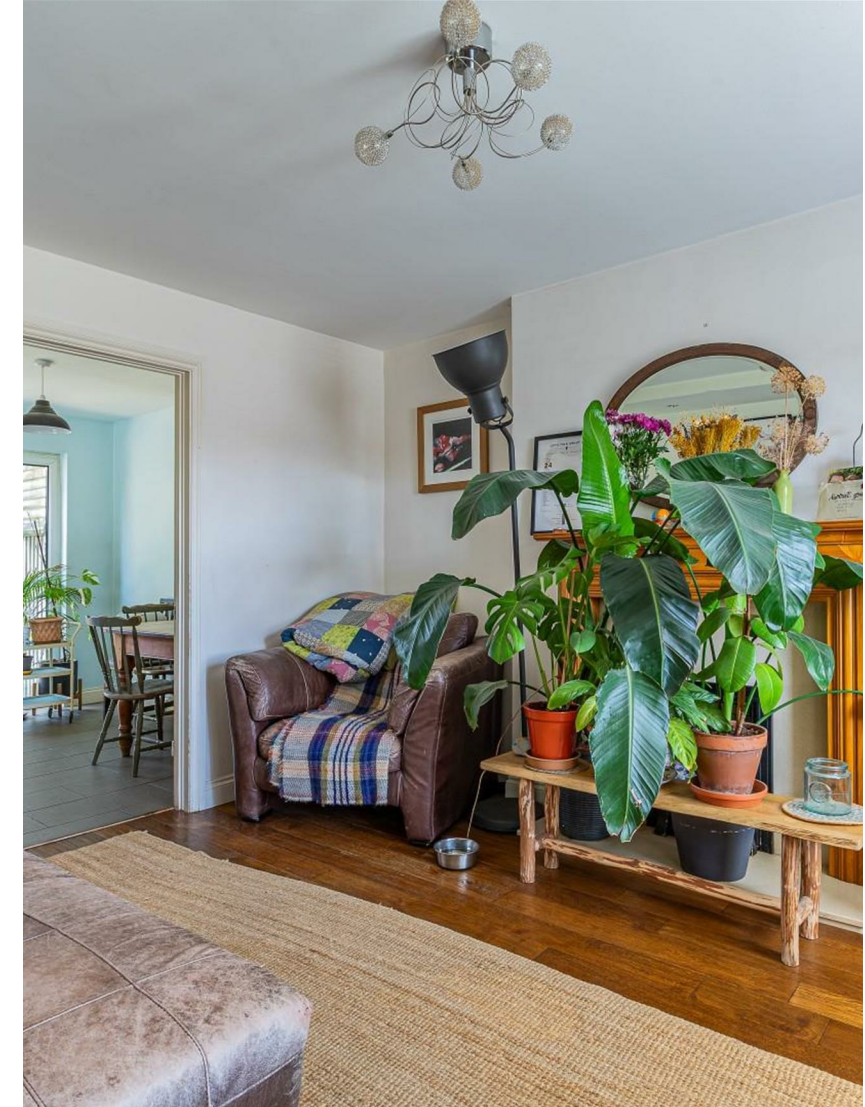
English Medium Secondary School : ST CENYDD
COMPREHENSIVE SCHOOL

COUNCIL TAX

Band - D

TENURE

Freehold





LON Y TRESGLEN

, CF83 2QP - £270,000



3 Bedroom(s)

1 Bathroom(s)

925.70 sq ft

Nestled in the charming area of Lon Y Tresglen, Caerphilly, this delightful three-bedroom semi-detached house offers a perfect blend of modern living and comfort. Spanning an impressive 926 square feet, the property boasts a well-designed layout that is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house features three generously sized bedrooms, ensuring ample accommodation for family members or guests. The modern bathroom is thoughtfully designed, catering to the needs of contemporary living.

One of the standout features of this property is the conservatory, which allows for an abundance of natural light and creates a lovely space to enjoy the garden views throughout the seasons. The outdoor area is complemented by off-road parking, providing convenience and ease for residents and visitors alike.

Built in 1980, this home has been well-maintained and is presented to the market with no onward chain, making it an attractive option for those looking to move in without delay. The modern touches throughout the property enhance its appeal, ensuring a comfortable and stylish living environment.

With its prime location in Caerphilly, residents will benefit from a range of local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This property is a wonderful opportunity to secure a lovely home in a sought-after area. Don't miss your chance to view this charming residence.

Freehold
EPC - D
Council tax - D



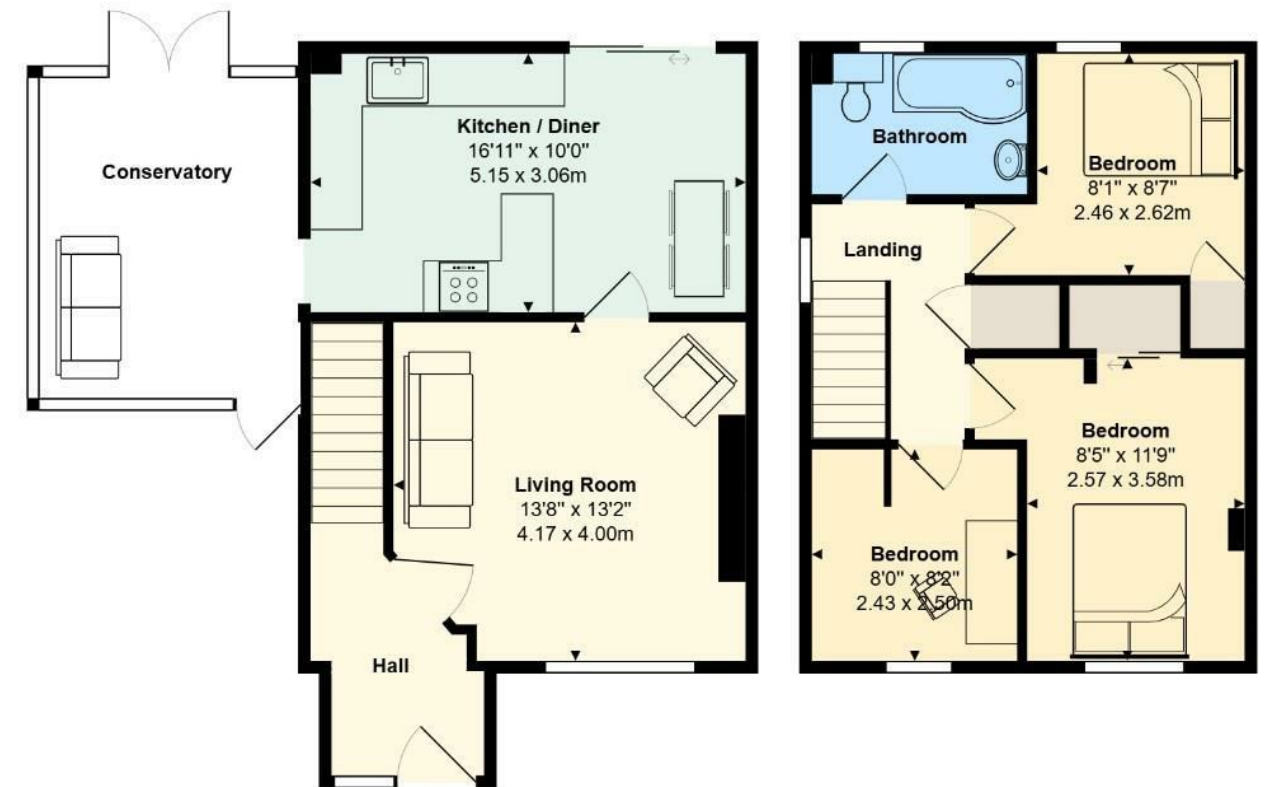
PROPERTY SPECIALIST

Whitney Jenkins
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Sales Negotiator



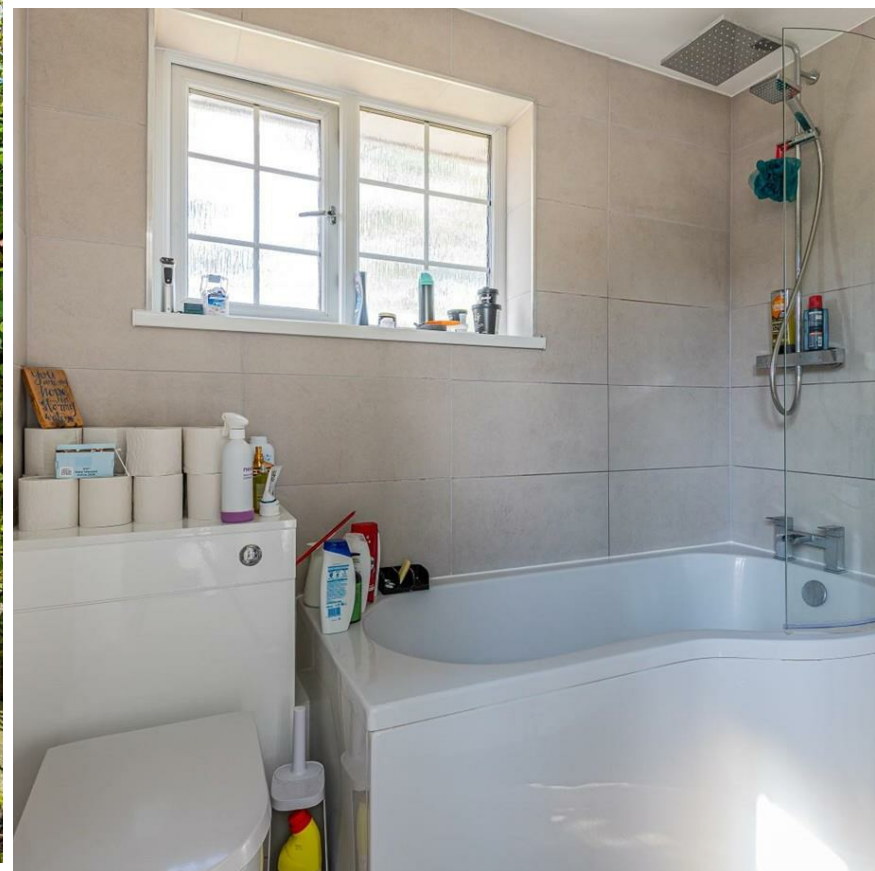
 Lon Y Tresglen, Caerphilly

Lon Y Tresglen



Total Area: 821 ft² ... 76.3 m² (excluding conservatory)

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		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 