

CAERPHILLY'S HOME FOR  
STYLISH SALES  
& LETTINGS

BRINSONS



NANTYFELIN  
DRAETHEN



PORCH

HALLWAY

LIVING ROOM

7.40 x 3.20 (24'3" x 10'5")

KITCHEN

3.94 x 3.20 (12'11" x 10'5")

UTILITY ROOM

SHOWER ROOM

TO THE FIRST FLOOR

LANDING

BEDROOM

4.28 x 2.62 (14'0" x 8'7")

BEDROOM

3.63 x 2.62 (11'10" x 8'7")

BEDROOM / OFFICE

2.68 x 2.43 (8'9" x 7'11")

TENURE

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

SCHOOL CATCHMENT

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

Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN

CWM RHYMNI

English Medium Primary School : MACHEN PRIMARY SCHOOL &

WYCLIFF INDEPENDENT CHRISTIAN SCHOOL

English Medium Secondary School : ST. MARTINS

COMPREHENSIVE SCHOOL

COUNCIL TAX

BAND F





# NANTYFELIN

, NP10 8GE - £450,000

 3 Bedroom(s)       2 Bathroom(s)      1157.00 sq ft

Nestled in the picturesque village of Draethen, Newport, this charming semi-detached house, built in the late 1950s, offers a delightful blend of comfort and character. Spanning an impressive 1,157 square feet, this property is ideal for families or individuals seeking extra space.

Upon entering, you are greeted by an inviting reception room, perfect for relaxation/ entertaining guests. Whether you envision a cosy sitting room or a vibrant dining space. The natural light that pours through the new bi-fold doors in the living room enhances the warm and welcoming atmosphere, seamlessly connecting the indoors with the garden.

The garden features new fencing and a new 'soakaway' has been installed with silt trap to capture all surface water. The garden has been covered to protect from weeds and is ready for the new owner to put their own touch to the garden. Plans have been drawn and are included for reference for any prospective buyers.

The home features three well-proportioned bedrooms, each providing a peaceful retreat at the end of the day. With two bathrooms, morning routines are made more convenient. The property also benefits from zonal underfloor heating on both floors, powered by a new air source heat pump, ensuring comfort throughout the seasons.

The location of Draethen is particularly appealing, offering a tranquil setting where residents can enjoy the charm of village life surrounded by beautiful countryside, while remaining within easy reach of Machen village. It has excellent transport links to Cardiff via Lisvane, the M4 and towards Newport for those needing to commute slightly further afield.

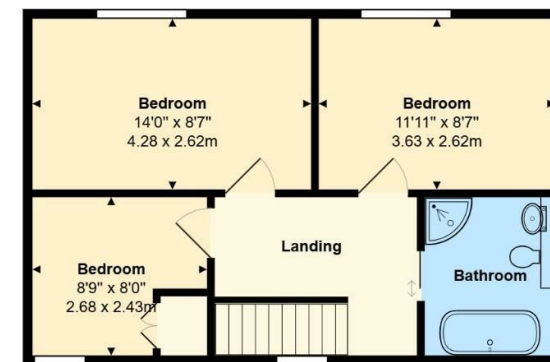
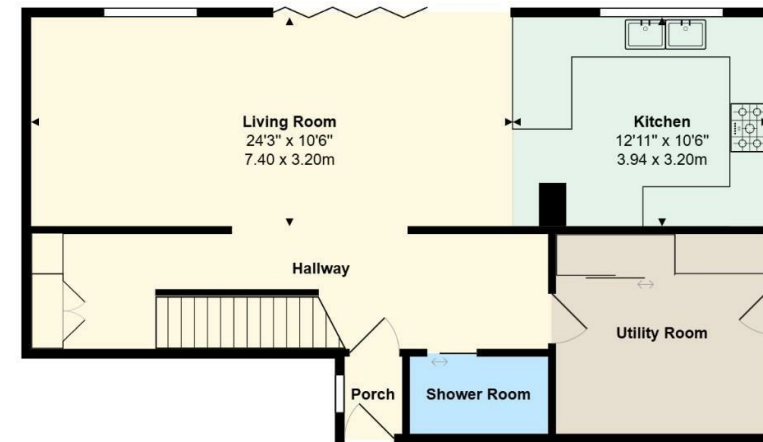
This semi-detached house, complete with bespoke oak cabinets, new oak doors, and sills, a full pre-render and new stone work on the exterior and a thoughtful extension housing a spacious utility room, is a wonderful opportunity for anyone seeking a home that combines modern living with rural life!

EPC - C  
Council Tax - F

## PROPERTY SPECIALIST

Mr Ollie Vincent  
ollie.vincent@jeffreygross.co.uk  
029 20499680 extensi  
Senior valuer





### Nantfelin

Total Area: 1157 ft<sup>2</sup> ... 107.5 m<sup>2</sup>

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