

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



CAE NANT GLEDYR
CAERPHILLY



LIVING ROOM
5.04 x 3.41 (16'6" x 11'2")

DINING ROOM
5.04 x 3.05 max (16'6" x 10'0" max)

CONSERVATORY
5.04 x 4.00 max (16'6" x 13'1" max)

ENTRANCE HALL
4.24 x 1.84 max (13'10" x 6'0" max)

GARAGE
4.96 x 2.51 (16'3" x 8'2")

KITCHEN
2.93 x 3.03 max (9'7" x 9'11" max)

UTILITY ROOM
2.23 x 1.47 (7'3" x 4'9")

GUEST WC
1.49 x .87 (4'10" x 28'5")

BEDROOM ONE
4.68 x 3.49 (15'4" x 11'5")

EN-SUITE SHOWER ROOM
2.90 x 1.83 max (9'6" x 6'0" max)

BEDROOM TWO
3.92 x 2.57 (12'10" x 8'5")

BEDROOM THREE
3.44 x 3.38 max (11'3" x 11'1" max)

BEDROOM FOUR
3.44 x 2.48 max (11'3" x 8'1" max)

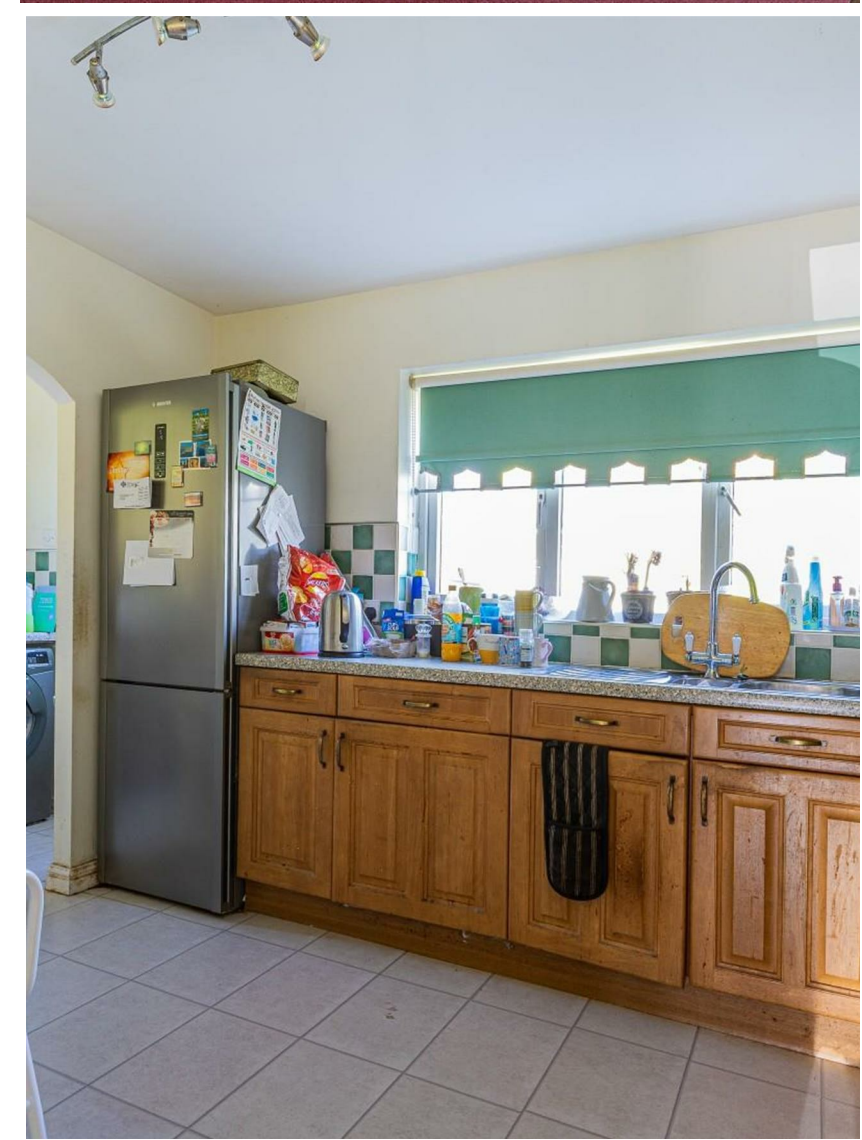
WET ROOM
2.11 x 1.66 (6'11" x 5'5")

TENURE
Freehold

COUNCIL TAX
Borough: Caerphilly

Band: E

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





CAE NANT GLEDYR

CAERPHILLY, CF83 2BB - £400,000

 4 Bedroom(s)  2 Bathroom(s) 1613.00 sq ft

Your Future Family Home Awaits in Cae Nant Gledyr

Tucked away in the highly sought-after area of Cae Nant Gledyr, this spacious four-bedroom detached home offers a rare opportunity to craft your dream family residence in one of Caerphilly's most desirable neighbourhoods.

From the moment you step inside, you'll feel the generous proportions of this home – spanning an impressive 1,613 sq. ft. – with three versatile reception rooms that lend themselves perfectly to modern family life. Whether you're hosting dinner parties, setting up a home office, or simply enjoying a quiet night in, the flexible layout gives you all the space you need.

Upstairs, you'll find four well-sized bedrooms, ideal for growing families or guests, along with two bathrooms to ensure daily routines run smoothly.

While the property would benefit from modernisation, this is truly where the opportunity lies. This home offers a blank canvas to transform it into a stylish, contemporary space that perfectly reflects your taste and lifestyle.

Outside, there's off-road parking for up to three vehicles, along with a garage for additional storage or secure parking — a valuable asset in this location.

Families will love the close proximity to the highly regarded Cwrt Rawlin School, as well as nearby parks, shops, and transport links that make everyday life a breeze.

This isn't just a house — it's a place with potential, ready to become the backdrop of your next chapter.

Freehold
EPC - E
Council Tax - E

PROPERTY SPECIALIST

Whitney Jenkins
whitney.jenkins@brinsons.co.uk
02920 867711
Sales Negotiator





5, Cae Nant Gledyr, Caerphilly, CF83 2BB

Total Area: 149.9 m² ... 1613 ft²

All measurements are approximate and for display purposes only



Cae Nant Gledyr, Caerphilly,

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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 	