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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Bronrhiew Fach*

CAERPHILLY



Comments by Mr Ollie Vincent



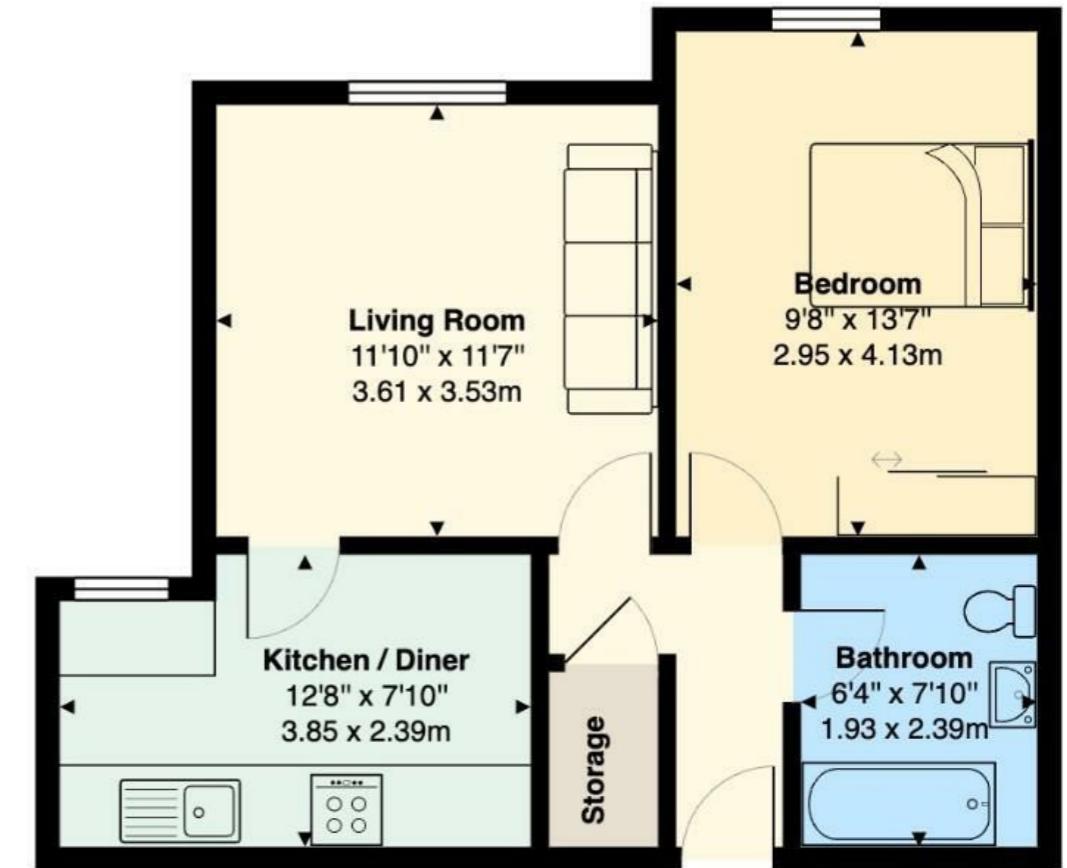
**Property Specialist**  
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Senior valuer

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#### One-Bedroom Retirement Apartment – Bronrhiw Fach, Caerphilly

Nestled in the heart of Caerphilly, this well-presented one-bedroom first-floor retirement apartment offers a superb opportunity for those seeking a peaceful yet well-connected home. Situated in a well-maintained building with lift access, this flat is ideal for those looking for ease and comfort.

Comments by the Homeowner



## Bronrhiw Fach, Caerphilly, CF83 1HY

Total Area: 485 ft<sup>2</sup> ... 45.1 m<sup>2</sup>

All measurements are approximate and for display purposes only

# Bronrhiw Fach

Caerphilly, Caerphilly, CF83 1HY

Asking Price

£130,000



1 Bedroom(s)



1 Bathroom(s)



485.00 sq ft



Contact our  
**Brinsons Caerphilly Branch**

029 20867711

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The property comprises a welcoming reception room, a tranquil double bedroom, a functional bathroom, and a modern kitchen. With no onward chain, it's ready for immediate occupancy.

Perfectly located just a short walk from Caerphilly town centre, residents will benefit from close proximity to local shops, cafes, and excellent transport links — all within a vibrant, community-focused setting.

#### Key Features

One-bedroom first-floor retirement apartment  
Lift access for easy mobility  
Spacious reception room and double bedroom  
Well-appointed bathroom  
Located in Caerphilly town centre  
No onward chain – ready to move in  
99 years remaining on the lease  
Allocated parking space included  
Managed by Wales & West Housing  
Monthly service charge: £232.16  
Ideal for downsizers or those seeking low-maintenance living



LEASEHOLD  
EPC - C  
Council Tax - B



#### Entrance Hall

Just in case..  
Welsh Medium Primary School : Y.G.G. CAERFFILI  
Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM  
RHYMNI  
English Medium Primary School : THE TWYN SCHOOL  
English Medium Secondary School : ST. MARTINS COMPREHENSIVE  
SCHOOL

#### Living Room 11'10" x 11'6" (3.61 x 3.53)

#### Kitchen / Diner 12'7" x 7'10" (3.85 x 2.39)

#### Bedroom 9'8" x 13'6" (2.95 x 4.13)

#### Bathroom 6'3" x 7'10" (1.93 x 2.39)

#### Council Tax

Band - B

#### Additional Information

The development is for over 55 only.  
Parking is available  
No chain

#### Tenure

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

#### Lease details

We are advised by our client that there are approx 99 years remaining. This is to be confirmed by your legal advisor.

#### School Catchment

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

