

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL



*Hafan Werdd*

CAERPHILLY



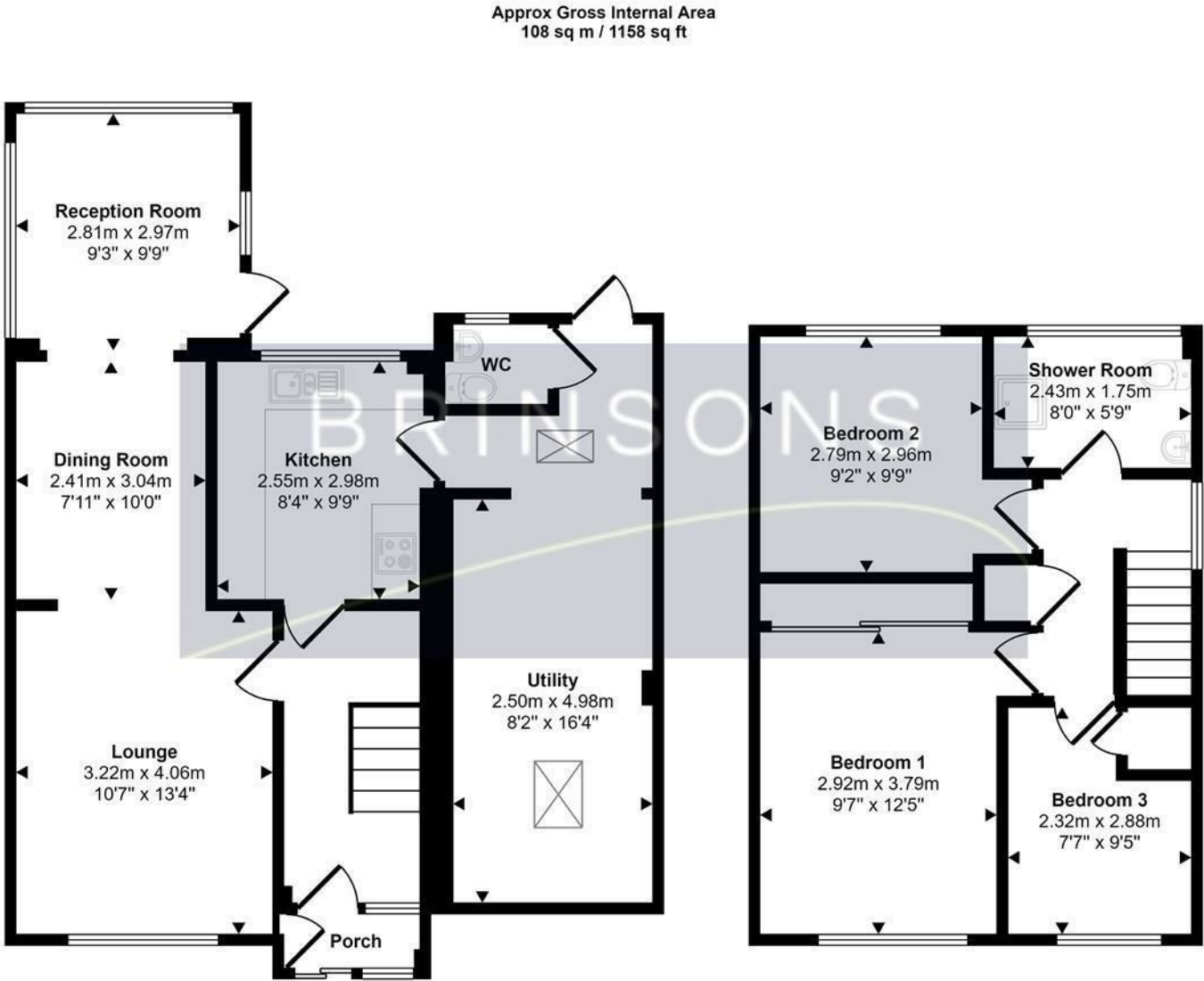


Comments by Whitney Jenkins



**Property Specialist**  
**Whitney Jenkins**  
Sales Negotiator

[whitney.jenkins@brinsons.co.uk](mailto:whitney.jenkins@brinsons.co.uk)



Ground Floor  
Approx 67 sq m / 719 sq ft

First Floor  
Approx 41 sq m / 439 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

*Nestled in the desirable location of Hafan Werdd, Caerphilly, this charming three-bedroom detached home offers the perfect blend of comfort, space, and modern living. Spanning approximately 1,158 sq ft, the property features two spacious reception rooms, providing ample space for both relaxing and entertaining.*

Comments by the Homeowner





# Hafan Werdd

*Caerphilly, Caerphilly, CF83 3BU*

Asking Price

£325,000



3 Bedroom(s)



1 Bathroom(s)



1158.00 sq ft



Contact our  
***Brinsons Caerphilly Branch***  
029 20867711

Nestled in the desirable location of Hafan Werdd, Caerphilly, this charming three-bedroom detached home offers the perfect blend of comfort, space, and modern living. Spanning approximately 1,158 sq ft, the property features two spacious reception rooms, providing ample space for both relaxing and entertaining.

The garage has been thoughtfully converted into an additional reception room, enhancing the versatility of the layout—ideal for use as a home office, playroom, or snug.

At the heart of the home lies a stylish, modern kitchen, fully equipped to meet the demands of contemporary family life and offering a practical yet welcoming space for cooking and dining.

Upstairs, you'll find three generously sized bedrooms, making this an ideal home for families or those needing extra space for guests or working from home.

A standout feature of this property is the lovely rear garden—an ideal spot to relax and enjoy the peaceful surroundings and beautiful views. Whether you're hosting summer barbecues, gardening, or simply unwinding, the outdoor space caters to all.

Located close to excellent local schools and within easy reach of the town centre, this home offers both convenience and a strong sense of community. Additional benefits include off-road parking for two vehicles.

This delightful home in Hafan Werdd is a rare find, combining modern comforts with a picturesque setting. Early viewing is highly recommended—don't miss the opportunity to make this your new home.

Freehold  
EPC - D  
Council tax - D





<b>Hallway</b> Wood effect laminate floor. Double glazed window and door to front porch. Stairs leading to first floor.	<b>Rear garden</b> Tiered garden with patio off the rear door. Artificial grass area with gravel borders leading to another large patio area. Retaining wall to the rear, works completed 2019.	<b>Council Tax</b> Band - D
<b>Lounge 10'7" x 13'4" (3.22 x 4.06)</b> Double glazed window to front. Smooth ceiling with coving. Fire place with surround and grate. opening to conservatory. Paneled Radiator. Power points.	<b>Landing</b> Double glazed window to side. Wooden hand rails and balustrade. Access to all bedrooms and bathroom.	<b>School Catchments</b> Welsh Medium Primary School : Y.G.G. CAERFFILI Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMINI English Medium Primary School : ST JAMES PRIMARY English Medium Secondary School : ST. MARTINS COMPREHENSIVE SCHOOL
<b>Conservatory 9'3" x 9'9" (2.81 x 2.97)</b> Insulated roof with smooth ceiling done 2021. Wood effect laminate floor. Double glazed windows to rear. Double glazed door to rear garden. Radiator.	<b>Bedroom One 9'7" x 12'5" (2.92 x 3.79)</b> Double glazed window to front. Texture ceiling with coving. Double custom built fitted wardrobes. Paneled Radiator. Power points.	
<b>Kitchen 8'4" x 9'9" (2.55 x 2.98)</b> Cream porcelain floor tiles. Matching wall and base units. Gas cooker with hood. Electric oven. Double glazed window to rear. Upvc and glazed door to side extension.	<b>Bedroom Two 9'2" x 9'5" (2.79 x 2.86)</b> Double glazed window to rear. Textured ceiling with coving. Paneled radiator. Power points.	
<b>Garage conversion 8'2" x 16'4" (2.50 x 4.98)</b> Smooth ceiling with two sky lights. Double glazed door to rear. Access to downstairs w/c. Space for fridge freezer. Power points.	<b>Bedroom Three 7'7" x 9'5" (2.32 x 2.88)</b> Double glazed window to front. Storage cupboard over stairs. Textured ceiling with coving.	
<b>Downstairs WC</b> Tiled splash back white corner sink. White w/c. Terracotta tiles. Combi boiler. Double glazed window to rear.	<b>Shower Room 8'0" x 5'9" (2.43 x 1.75)</b> Vanity sink with storage. White w/c. Walk-in shower with glass screen. Over head shower. Tiled walls. Double glazed window to rear.	
	<b>Tenure</b> We are informed by the owner that the property is Freehold.	









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

