

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



NANTYFELIN
CAERPHILLY



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 &

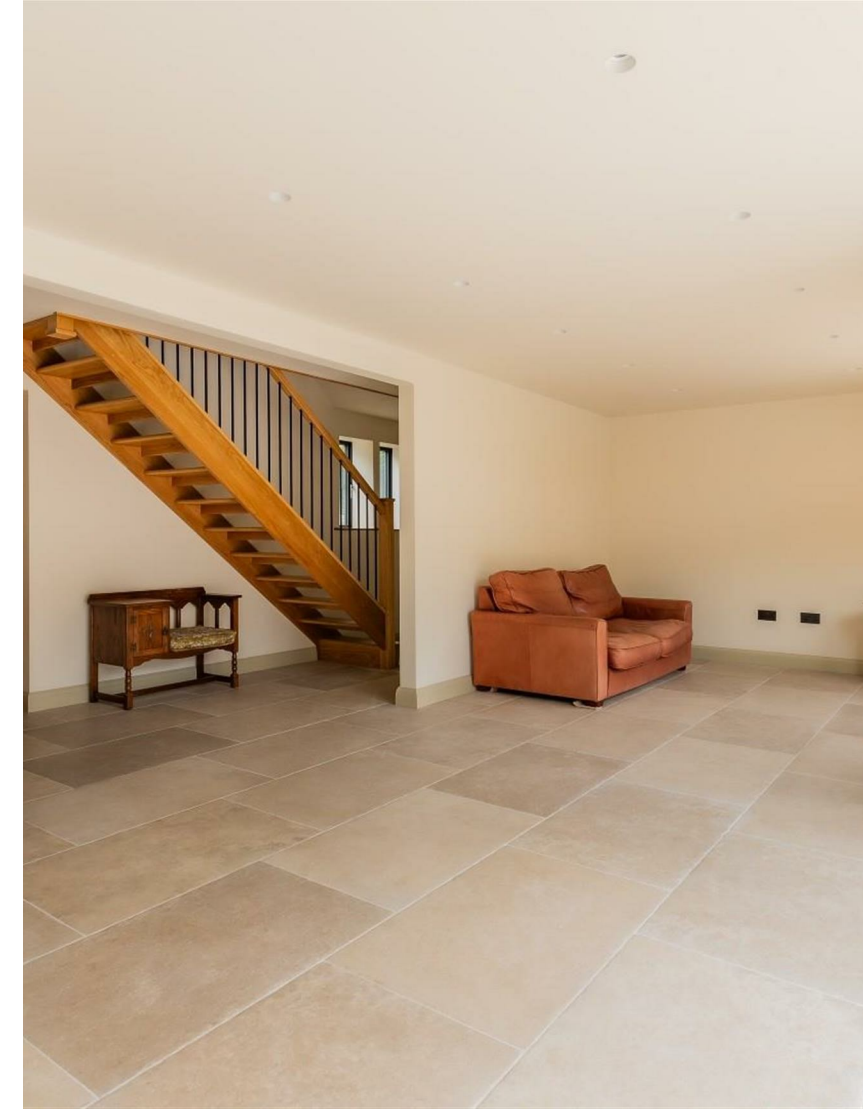
WYCLIFF INDEPENDENT CHRISTIAN SCHOOL

English Medium Secondary School : ST. MARTINS

COMPREHENSIVE SCHOOL

COUNCIL TAX



BAND F





NANTYFELIN

DRAETHEN, NP10 8GE - £450,000

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

Charming 3-Bedroom Semi-Detached Home in the Picturesque Village of Draethen

Nestled in the highly desirable village of Draethen, near Newport, this beautifully presented semi-detached home, originally built in the late 1950s, offers a wonderful blend of character, modern comfort, and countryside living. Spanning approximately 1,157 sq ft, the property provides generous and well-designed living space, making it ideal for families or those seeking a peaceful village lifestyle with excellent connectivity.

Upon entering the home, you are welcomed into a bright and inviting reception room, perfectly suited for both relaxing and entertaining. Newly installed bi-fold doors flood the living space with natural light while seamlessly connecting the interior to the garden, creating a warm and welcoming atmosphere.

The outdoor space has been thoughtfully prepared for future landscaping. The garden benefits from new fencing and a newly installed soakaway system with a silt trap, designed to efficiently manage surface water. The ground has been covered to minimise weeds, offering a blank canvas for the new owners to create their ideal outdoor space. Landscaping plans are also available for reference.

The property offers three well-proportioned bedrooms, each providing a comfortable and peaceful retreat. Two modern bathrooms add convenience for family living or guests.

Designed with energy efficiency and comfort in mind, the home benefits from zonal underfloor heating across both floors, powered by a new air source heat pump, ensuring consistent warmth throughout the seasons.

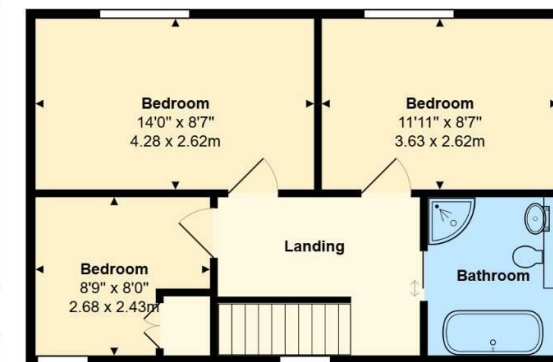
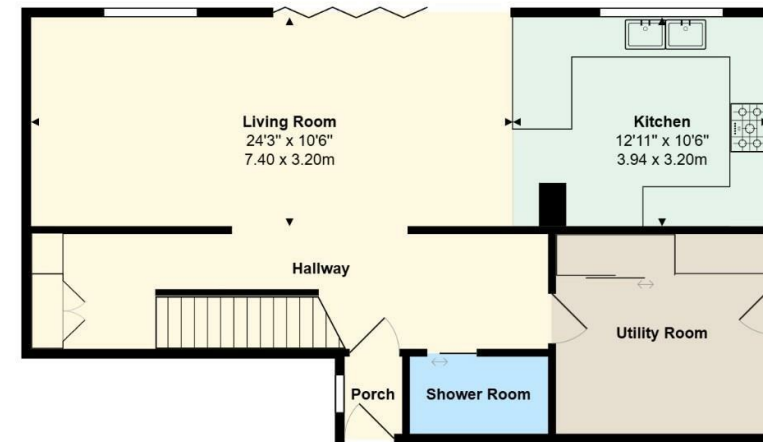
Additional highlights include bespoke oak cabinetry, new oak internal doors and window sills, a full pre-render and new stonework to the exterior, and a thoughtfully designed extension providing a spacious utility room.

Draethen offers the charm and tranquility of village life, surrounded by beautiful countryside, while remaining conveniently located within easy reach of Machen village.

PROPERTY SPECIALIST

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





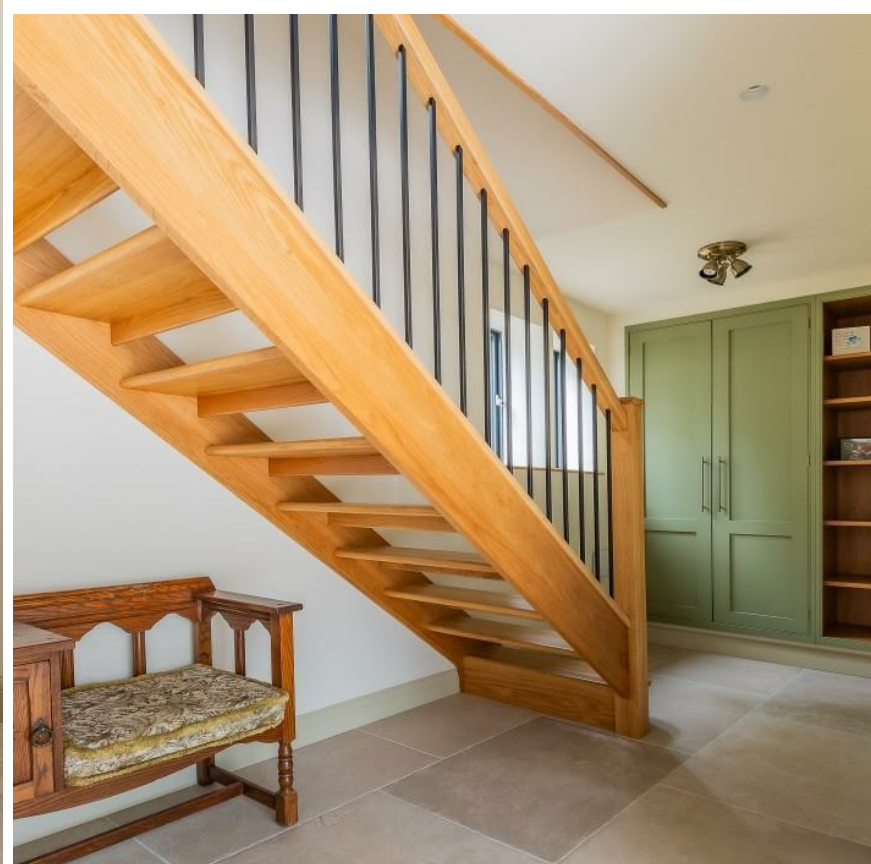
Nantfelin

Total Area: 1157 ft² ... 107.5 m²

All measurements are approximate and for display purposes only



Nantfelin, Draethen,



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