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*H. Gerydd Road*

CARDIFF

VALE

CAERPHILLY

BRISTOL



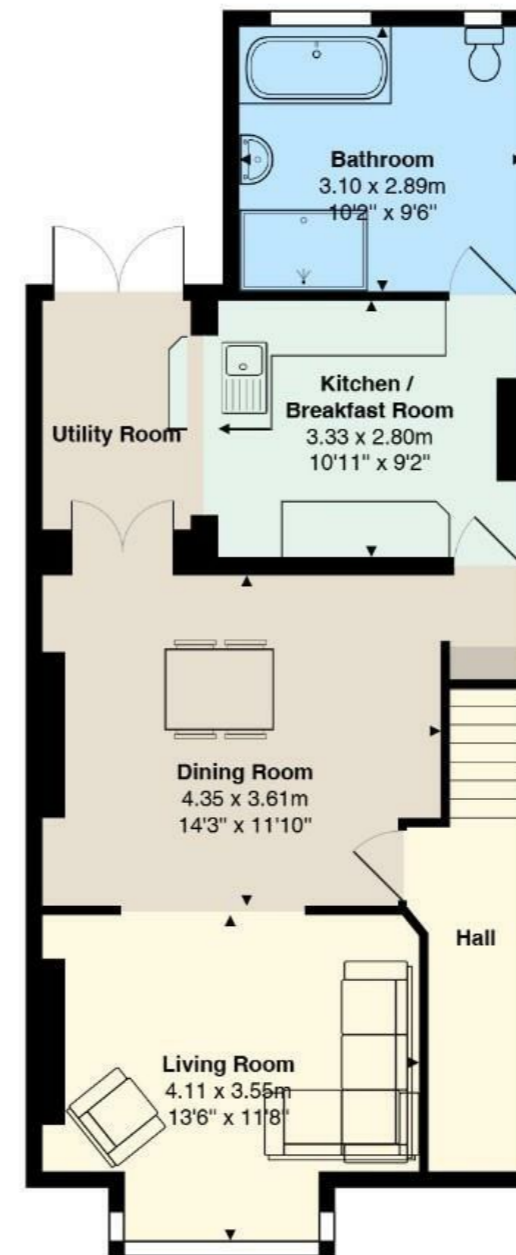
*Set within a prime and well-established location, this attractive three-bedroom home delivers generous living space and a layout perfectly suited to contemporary living.*

Comments by Lauren Williams



**Property Specialist**  
**Lauren Williams**  
 Sales Negotiator

lauren.williams@brinsons.co.uk



### St Cenydd Road

Total Area: 105.1 m<sup>2</sup> ... 1131 ft<sup>2</sup>

All measurements are approximate and for display purposes only



*When we relocated to Caerphilly, we instantly fell in love with this property. It's spacious and full of character and charm, and has been the perfect starter home for us as we began our family life.*

Comments by the Homeowner





# St. Cenydd Road

, Caerphilly, CF83 2TE

Offers In Excess Of

£225,000



3 Bedroom(s)



1 Bathroom(s)



1131.00 sq ft



Contact our  
**Brinsons Caerphilly Branch**  
029 20867711

Nestled in the highly sought-after area of St. Cenydd Road, Caerphilly, this charming home offers a wonderful blend of comfort and modern living. Spanning approximately 1,131 sq. ft., the property provides generous and versatile accommodation throughout.

Boasting two spacious reception rooms, the home is ideal for both entertaining guests and enjoying relaxed family time. At its heart lies a beautifully presented modern kitchen, which opens seamlessly into a bright and airy living and dining area—creating a superb open-plan space perfect for everyday living and social occasions alike.

The property features three well-proportioned bedrooms, each offering ample space for rest and personalisation. A stylish family bathroom completes the internal accommodation, thoughtfully designed with both comfort and practicality in mind.

Externally, the home benefits from a delightful garden, providing a peaceful retreat for outdoor dining, gardening, or simply unwinding.

Perfectly suited to families or those seeking a welcoming community, this fantastic property combines space, style, and location. An excellent opportunity to create a truly special home—early viewing is highly recommended.



**Hallway**

**Living Room 13'5" x 11'7" (4.11 x 3.55)**

**Dining Room 14'3" x 11'10" (4.35 x 3.61)**

**Utility Room**

**Kitchen/ Breakfast Room 10'11" x 9'2" (3.33 x 2.80)**

**Landing**

**Bathroom 10'2" x 9'5" (3.10 x 2.89)**

**Bedroom 10'2" x 10'3" (3.10 x 3.13)**

**Bedroom 11'2" x 8'8" (3.42 x 2.65)**

**Bedroom 17'2" x 12'4" (5.25 x 3.76)**

**Council Tax**

Rating - B

**EPC**

Rating - D

**These are the Schools for your Catchment Area**

Welsh Medium Primary School : YSGOL IFOR BACH  
 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

**Tenure**

Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

