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VALE

CAERPHILLY

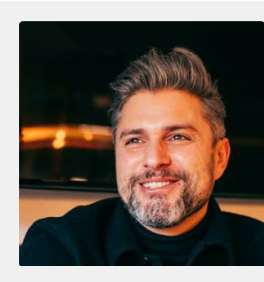
BRISTOL



Nantygelin

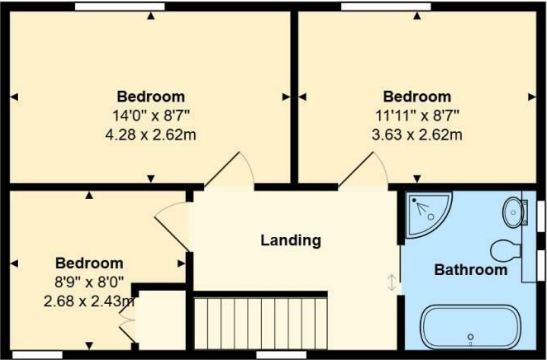
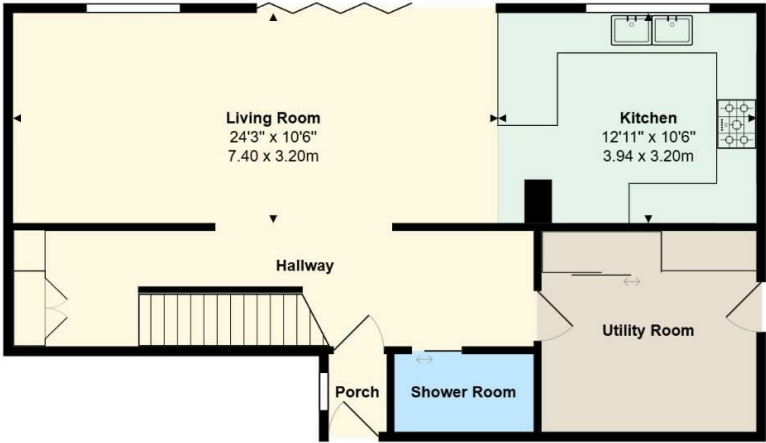


Comments by Mr Ollie Vincent



Property Specialist
Mr Ollie Vincent
Senior valuer

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Nantfelin

Total Area: 1157 ft² ... 107.5 m²

All measurements are approximate and for display purposes only

A must see! A truly unique find in the very special village of Draethen. The whole property has been totally refurbished to a very high standard. With underfloor heating on both floors, new bi fold doors, full rewire, bespoke doors, cabinets, sills and stairs, a brand new kitchen, heat pumps and more... You really must come and see this property.. its stunning! Call the office and book your viewing today!

Comments by the Homeowner





Nantyfelin

, *Draethen, NP10 8GE*

Asking Price

£450,000



3 Bedroom(s)



2 Bathroom(s)



1157.00 sq ft



Contact our
Llanishen Branch
02920 499680

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.

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Porch	School Catchment Welsh Medium Primary School : Y.G.G. CAERFFILI Welsh Medium Secondary School : Y GWYNIDY - YSGOL GYFUN CWM RHYMNI English Medium Primary School : MACHEN PRIMARY SCHOOL & WYCLIFF INDEPENDENT CHRISTIAN SCHOOL English Medium Secondary School : ST. MARTINS COMPREHENSIVE SCHOOL
Hallway	
Living Room 24'3" x 10'5" (7.40 x 3.20)	
Kitchen 12'11" x 10'5" (3.94 x 3.20)	
Utility Room	
Shower Room	Council Tax BAND F
to the First Floor	
Landing	
Bedroom 14'0" x 8'7" (4.28 x 2.62)	
Bedroom 11'10" x 8'7" (3.63 x 2.62)	
Bedroom / Office 8'9" x 7'11" (2.68 x 2.43)	
Tenure We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.	





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

