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CARDIFF

VALE

CAERPHILLY

BRISTOL



Pant Ilygodfa

CASTLE VIEW



Set within the highly desirable area Castle view, this beautifully presented three-bedroom semi-detached residence offers generous proportions, refined living spaces, and an enviable location close to the town centre. The garage conversion is a great additional space, offering plenty of versatility as an extra reception room, a study, play room or even an additional bedroom. Immaculately presented throughout.

Comments by Mr Ollie Vincent



Property Specialist

Mr Ollie Vincent

Senior valuer

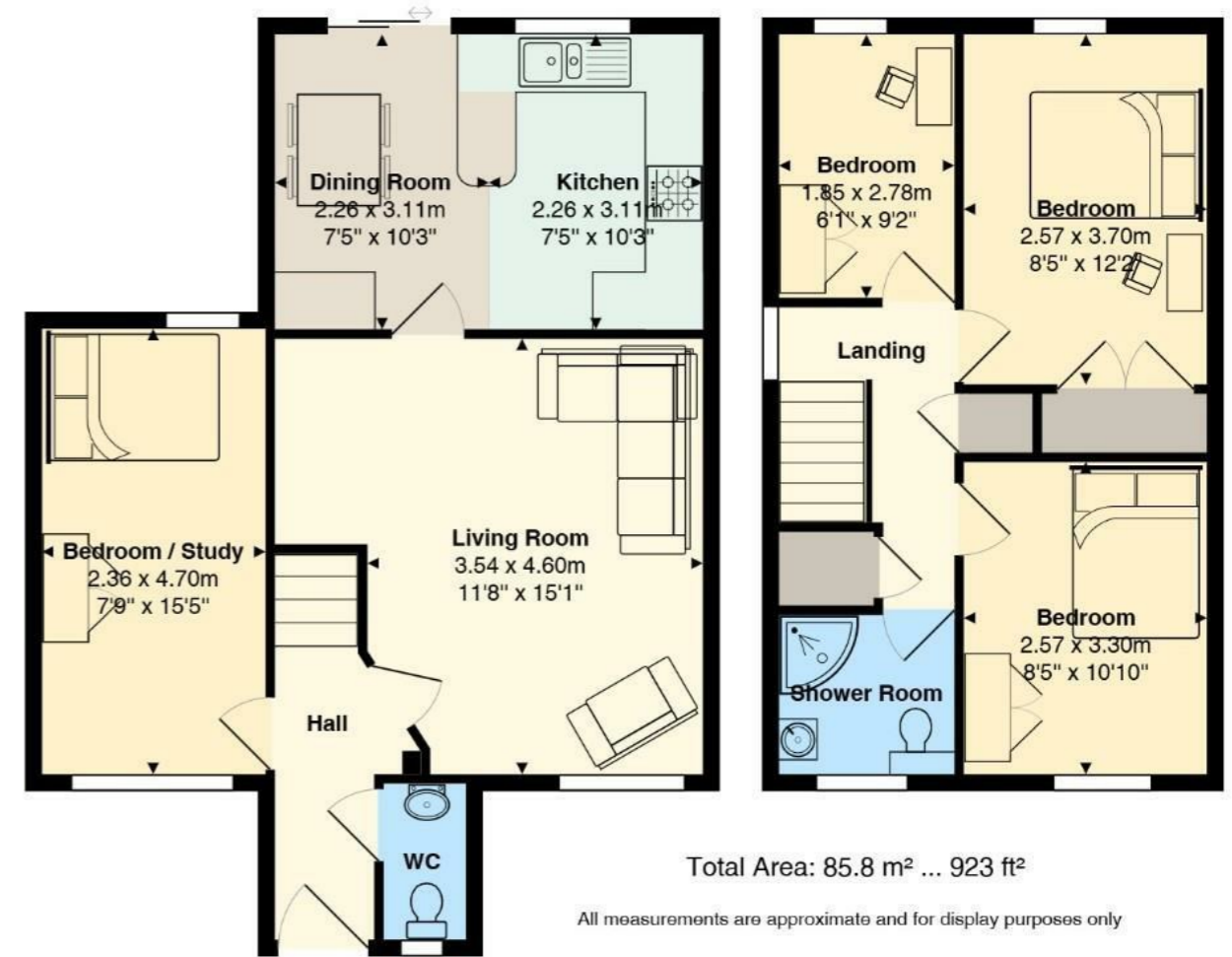
ollie.vincent@jeffreygross.co.uk

This has been our family home for over 20 years, located within a safe and friendly cul-de-sac, our home is a peaceful place to live with outstanding views of Caerphilly Mountain and the surrounding areas. It has been a truly special home for our family and we hope the new owners will love it just as much as we have.

Comments by the Homeowner



Pant Llygodfa





Pant Llygodfa

Castle View, Caerphilly, CF83 1TT

Asking Price

£315,000



3 Bedroom(s)



1 Bathroom(s)



923.00 sq ft



Contact our
Brinsons Caerphilly Branch

029 20867711

Located in the desirable area of Pant Llygodfa, Caerphilly, Jeffrey Ross is delighted to present this charming house that perfectly combines comfort and convenience. Spanning an impressive 923 square feet, this delightful home features two inviting reception rooms, ideal for both relaxation and entertaining. The modern kitchen/diner has been recently refurbished, and is bright and well-appointed, making it a wonderful space for family meals and gatherings.

This property is being sold as chain free.

Boasting three well-proportioned bedrooms, providing ample space for family living or accommodating guests. A notable feature is the garage conversion, currently utilised as a fourth bedroom, offering flexibility to suit your needs. The recently renovated bathroom is beautifully presented, ensuring that your daily routines are met with ease and style.

The house benefits from parking for two vehicles, a valuable asset in today's busy world. The driveway has been thoughtfully designed with a dropped curb, allowing for additional off-road parking. Recent upgrades include new windows and a front door, enhancing both the aesthetic appeal and energy efficiency of the home. The facias have also been replaced, and a new combi boiler was installed in 2023, ensuring comfort throughout the seasons.

One of the standout features of this property is the stunning view from the back garden, where you can admire the top of the nearby castle and enjoy the tranquil sounds of nature, including the gentle bleating of sheep and the sight of horses playing in the fields on the mountain.

With its appealing layout, practical amenities, and a location steeped in rich history and stunning landscapes, this home is perfect for families or individuals seeking a peaceful yet accessible lifestyle. Do not miss the opportunity to make this lovely property your own.

Call the office on 02920 499680 and book your viewing today.



Hall

W/C

Living Room 11'7" x 15'1" (3.54 x 4.60)

Kitchen (open plan) 7'4" x 10'2" (2.26 x 3.11)

Dining Room (open plan) 7'4" x 10'2" (2.26 x 3.11)

Bedroom / Study 7'8" x 15'5" (2.36 x 4.70)

to the first floor

Landing

Bedroom 8'5" x 12'1" (2.57 x 3.70)

Bedroom 8'5" x 10'9" (2.57 x 3.30)

Bedroom 6'0" x 9'1" (1.85 x 2.78)

School Catchment

Welsh Medium Primary School : Y.G.G. Y CASTELL
 Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI
 English Medium Primary School : CWRT RAWLIN PRIMARY
 English Medium Secondary School : ST. MARTINS COMPREHENSIVE SCHOOL

Council Tax

BAND D

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		75	79
(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	

