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*F. Gerydd Road*

CAERPHILLY

CARDIFF

VALE

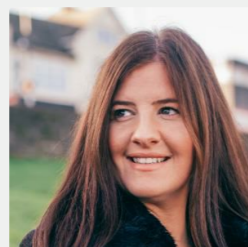
CAERPHILLY

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

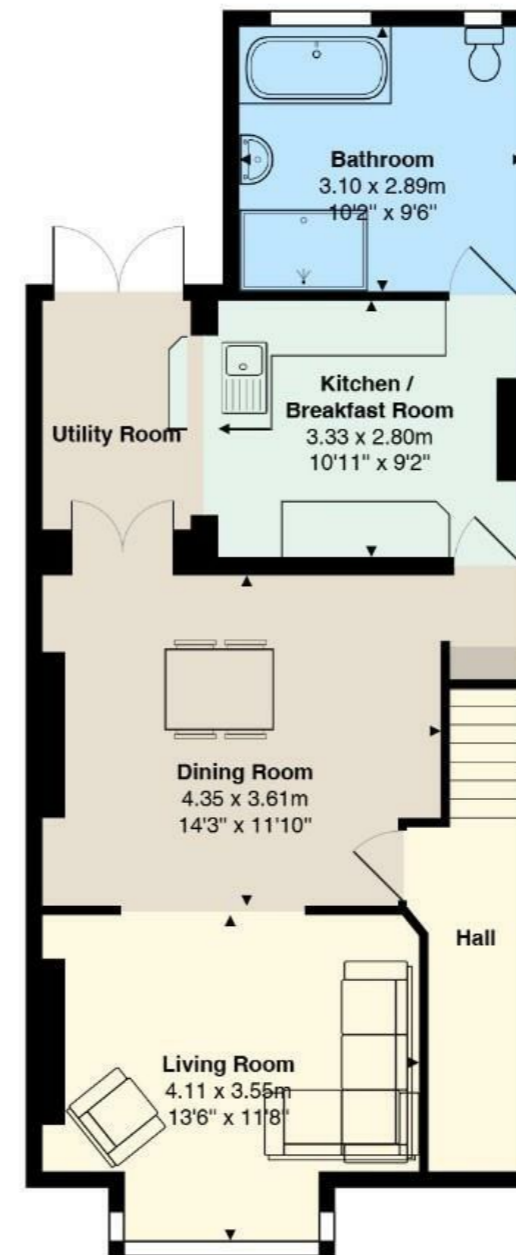


**Property Specialist**

**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, Caerphilly, CF83 2TE

Asking Price

£220,000



3 Bedroom(s)



1 Bathroom(s)



1131.00 sq ft



Contact our  
**Brinsons Caerphilly Branch**

029 20867711

Beautifully Presented Three-Bedroom Family Home in a Prime Caerphilly Location

Situated on the ever-popular St. Cenydd Road in Caerphilly, this beautifully presented family home offers an excellent combination of space, style, and modern living. Extending to approximately 1,131 sq. ft., the property provides versatile accommodation throughout and is perfectly suited to growing families, first-time buyers, and those looking to upsize.

Upon entering, you are welcomed into a spacious and inviting home featuring two generous reception rooms, offering flexibility for both everyday family life and entertaining. Whether utilised as separate living and dining rooms, a home office, or a playroom, the accommodation can easily adapt to suit a variety of lifestyles.

The heart of the home is undoubtedly the stunning modern kitchen, thoughtfully designed with both practicality and style in mind. Opening seamlessly into a bright and spacious living and dining area, this impressive open-plan space creates the perfect setting for family gatherings, social occasions, and contemporary living.

Upstairs, the property boasts three well-proportioned bedrooms, each offering comfortable accommodation and ample scope for personalisation. The stylish family bathroom has been tastefully finished and provides a modern and relaxing space to unwind.

Externally, the property benefits from a delightful rear garden, creating a private outdoor retreat ideal for al fresco dining, entertaining guests, gardening enthusiasts, or simply enjoying the warmer months.

Located within one of Caerphilly's most sought-after residential areas, the property enjoys excellent access to local schools, amenities, parks, and transport links, while also benefiting from a strong sense of community.

Combining generous living space, modern finishes, and a highly desirable location, this fantastic home presents an outstanding opportunity for buyers seeking a property ready to move straight into.



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**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

