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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Edge Hill*

PONTLLANFRAITH



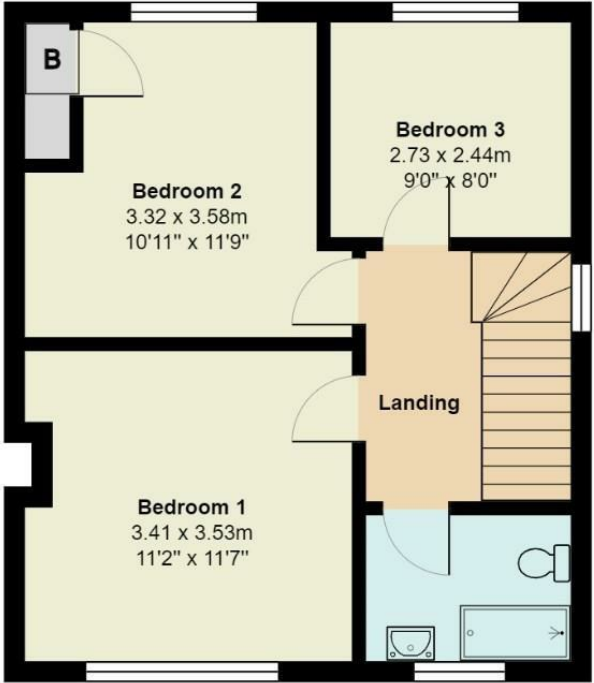


Comments by Lauren Williams



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

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Edge Hill  
Total Area: 89.4 m<sup>2</sup> ... 962 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Comments by the Homeowner





# Edge Hill

*Pontllanfraith, Blackwood, NP12 2NY*

Asking Price  
**£170,000**

 3 Bedroom(s)  null Bathroom(s)  962.00 sq ft



Contact our

***Brinsons Caerphilly Branch***

029 20867711

A Charming Family Home in the Heart of Edge Hill, Pontllanfraith

Nestled within the sought-after area of Edge Hill, Pontllanfraith, this beautifully presented three-bedroom semi-detached home offers the perfect blend of comfort, style, and convenience. Ideal for families and individuals alike, the property provides a welcoming and spacious environment that instantly feels like home.

Step inside to discover a well-maintained interior complemented by light-filled living spaces and well-proportioned bedrooms, providing flexibility for modern living. The home has been lovingly cared for, ensuring that every detail contributes to a warm and inviting atmosphere.

Outside, you'll find delightful gardens, thoughtfully landscaped to create a peaceful retreat. Whether enjoying your morning coffee on the patio, entertaining friends and family, or tending to your favourite plants, these gardens offer the perfect outdoor escape.

One of the key advantages of this property is that it is offered with no onward chain, allowing for a smooth and stress-free purchase process—ideal for those eager to move straight in and start their next chapter.

Positioned in a highly desirable location, Edge Hill combines tranquillity with convenience. Excellent local amenities, reputable schools, and convenient transport links are all within easy reach, making this the perfect setting for everyday living.

EPC - D  
Council Tax - B  
Freehold.





Hallway
Living room/Dining Room
Kitchen
Bedroom 1
Bedroom 2
Bedroom 3
Bathroom
Tenure
Epc
Council Tax
These are the Schools for your Catchment Area

Welsh Medium Primary School : Y.G. TRELYN  
Welsh Medium Secondary School : YSGOL GYFUN CWM RHYMNI  
English Medium Primary School : PENLLWYN PRIMARY  
English Medium Secondary School : ISLWYN HIGH SCHOOL

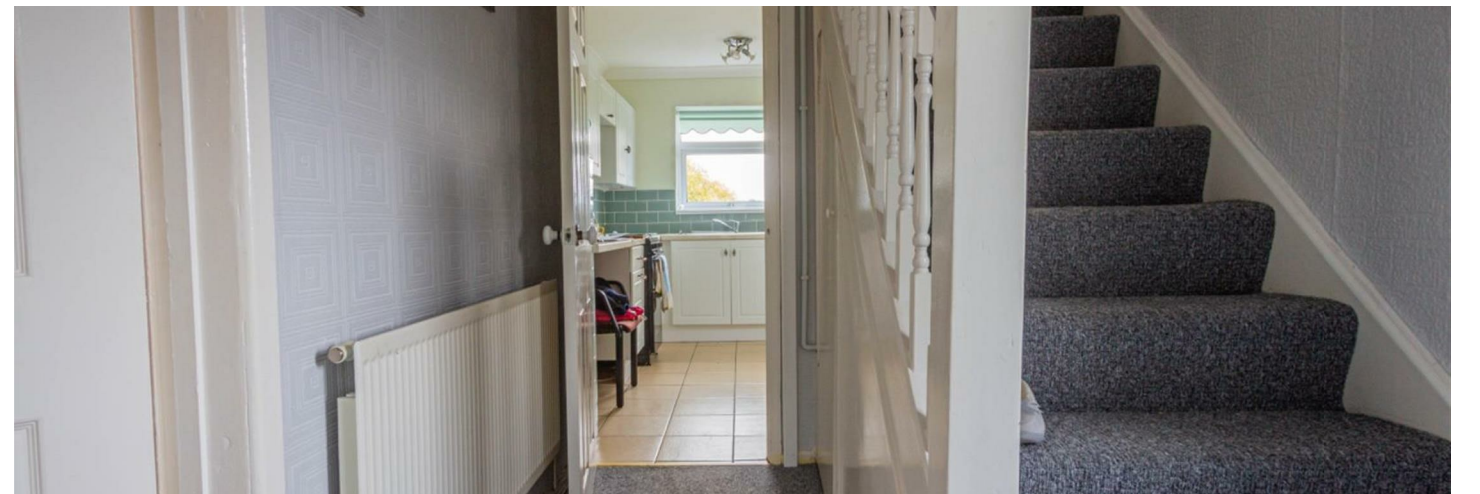
C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

