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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Edge Hill*

PONTLLANFRAITH

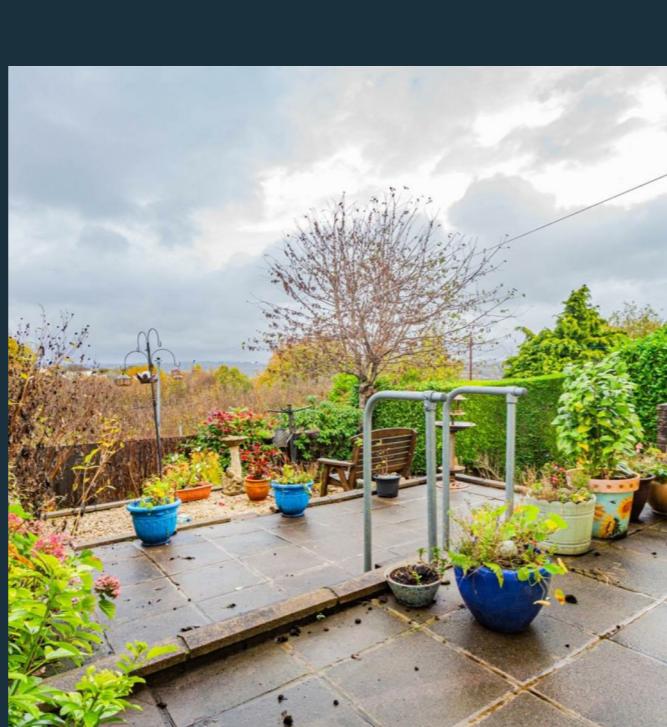


Comments by Lauren Williams



**Property Specialist**  
Lauren Williams  
Sales Negotiator

lauren.williams@brinsons.co.uk



Comments by the Homeowner



Edge Hill

Total Area: 89.4 m<sup>2</sup> ... 962 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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

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# 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**

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

**Kitchen**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Bathroom**

**Tenure**

Freehold

**Epc**

D

**Council Tax**

B

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(69-81)	B		
(60-68)	C		78
(55-58)	D	67	
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

