



Bryn Yr Ysgol, offers over £190,000

- Two-bedroom Semi detached house
- Tranquil yet accessible location
- Beautiful views from master bedroom & rear garden
- Ideal first time buy
- Private garden for outdoor enjoyment
- Driveway and EV Charging point
- EPC Rating: D



🛏 2 🚿 1 🛋 1



About the property

Presenting an attractive semi-detached house, perfectly positioned at Bryn Yr Ysgol, Caledfryn, Caerphilly. This property is offered for sale in good condition, promising comfortable and practical living—an ideal opportunity for first-time buyers, families, or investors looking to expand their portfolio.

Comprising two well-sized bedrooms and a modern bathroom, this home provides ample space for a growing family or professional couple. The inviting reception room is perfect for relaxation or entertaining guests, while the contemporary kitchen offers everything required for everyday meal preparation.

An appealing feature of this property is its driveway, providing convenient off-road parking, plus an EV charging point, ready for modern, eco-conscious living. Situated within a thriving neighbourhood, residents benefit from proximity to excellent local amenities and scenic nearby parks—ideal for family outings or leisurely strolls.

With an EPC rating of D and positioned in council tax band C, this property strikes a good balance between affordability and cost-effective running. The practicality of the layout and the thoughtfully selected features make this house a truly desirable option. If you are searching for a home that combines comfort, convenience, and future-friendly features in a sought-after location, this semi-detached house should be at the top of your list. Early viewings are highly recommended to fully appreciate what this wonderful property has to offer

Accommodation

Ground Floor

Porch

Living/ Dining Room

19' max x 11' 1" (5.79m max x 3.38m)

Kitchen

7' x 11' 1" (2.13m x 3.38m)

First Floor

Landing

Bedroom One

10' 1" max x 11' 1" max (3.07m max x 3.38m max)

Bedroom Two

8' 1" max x 11' 1" max (2.46m max x 3.38m max)

Bathroom

Outside



Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let