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CARDIFF VALE CAERPHILLY BRISTOL





This beautifully presented three-bedroom semi-detached house offers generous proportions, refined living spaces, and an enviable location with excellent parking options. The property has been beautifully maintained for the duration of ownership. With the addition of the downstairs shower room, and open plan Kitchen / Lounge / Dining space.. its one not to be missed!

Comments by Mr Ollie Vincent



Property Specialist

Mr Ollie Vincent

Senior valuer

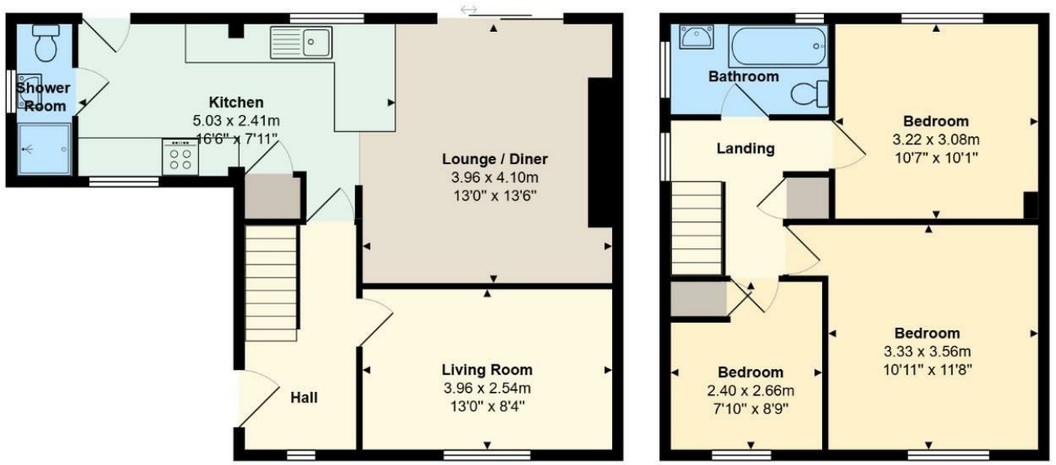
ollie.vincent@jeffreyross.co.uk

I have loved living here over the years. the views and the outside spaces. I have especially enjoyed the garden, which is now beautifully established. Being a corner plot gives lots of extra space. Its bright and airy and doesn't feel over looked at all. It is a very private and quiet location, I hope the new buyers love it as much as I have!

Comments by the Homeowner



Trapwell

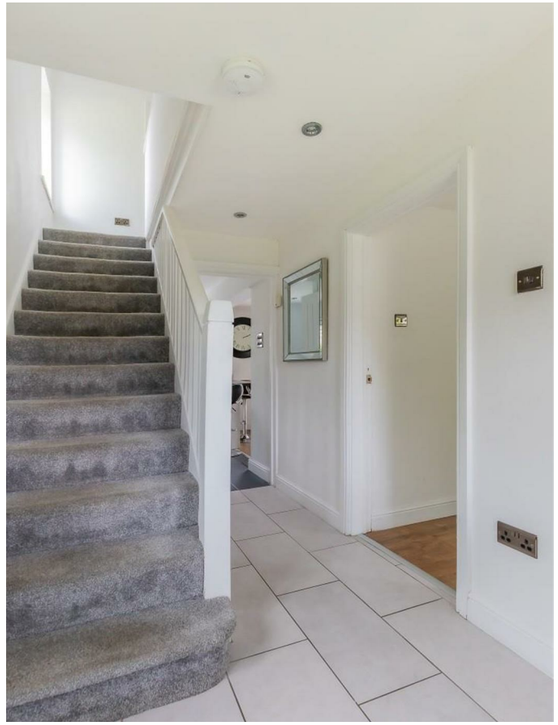


Total Area: 87.3 m² ... 939 ft²

All measurements are approximate and for display purposes only









Trapwell

Rudry, Caerphilly, CF83 3DU

Asking Price

£290,000

3 Bedroom(s) 2 Bathroom(s) 939.00 sq ft



Contact our

Brinsons Caerphilly Branch

029 20867711

Nestled in the picturesque village of Trapwell, Rudry, this charming semi-detached house presents an exceptional opportunity for those seeking a blend of comfort and convenience. Spanning 939 square feet, the property is well-suited for families or individuals desiring a tranquil retreat.

The home has a warm and homely atmosphere and boasts 2 reception rooms. The kitchen / diner has double doors with views out to the garden. the addition of the breakfast bar, makes the space perfect for both relaxation and entertaining guests. The three well-proportioned bedrooms are bright and airy, making them ideal for a family or young professionals.

The property features a modern family bathroom upstairs, along with an additional shower room on the ground floor, enhancing convenience for busy households. Each bathroom is fitted with contemporary fixtures, providing a pleasant experience for all residents.

Set against the stunning backdrop of Caerphilly, this home offers the serenity of the countryside while remaining within easy reach of local amenities and transport links. The village atmosphere is enriched by breath-taking views of the nearby hills, making it an ideal location for those who appreciate nature and outdoor pursuits.

Recent works have included the installation of new front and back doors, as well as new windows, ensuring the property is both secure and energy-efficient. The boiler has been regularly serviced, and the house has been rewired and plastered, with new radiators added too. The modern kitchen and upstairs bathroom have also been updated, while a new patio has been laid in last few years, enhancing the outdoor space.

This semi-detached house in Trapwell is more than just a property; it is a place where cherished memories can be created. With its spacious layout and prime location, it offers an excellent opportunity for anyone looking to settle in a welcoming community. Do not miss the chance to make this lovely house your new home and book in today!





Hall

Living Room 12'11" x 8'3" (3.96 x 2.54)

Lounge / Diner (open plan) 12'11" x 13'5" (3.96 x 4.10)

Kitchen (open plan) 16'6" x 7'10" (5.03 x 2.41)

Shower Room

to the first floor

Landing

Bedroom 10'11" x 11'8" (3.33 x 3.56)

Bedroom 10'6" x 10'1" (3.22 x 3.08)

Bedroom 7'10" x 8'8" (2.40 x 2.66)

Bathroom

Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Council Tax

BAND D

School catchment

Welsh Medium Primary School : Y.G.G. CAERFFILI
Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI
English Medium Primary School : BEDWAS INFANTS/ BEDWAS JUNIORS
English Medium Secondary School : BEDWAS HIGH SCHOOL









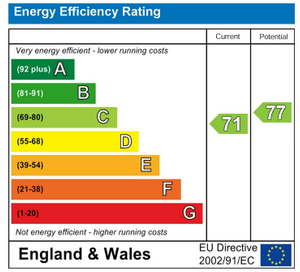











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
71
77
England & Wales
EU Directive 2002/91/EC



