



[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL



*Heol y Pia*

GLENFIELDS



*With its high-quality refurbishment and stylish finish, this beautiful home is ready for its next owners to simply move in and enjoy.*

Comments by Lauren Williams



**Property Specialist**

**Lauren Williams**

Sales Negotiator

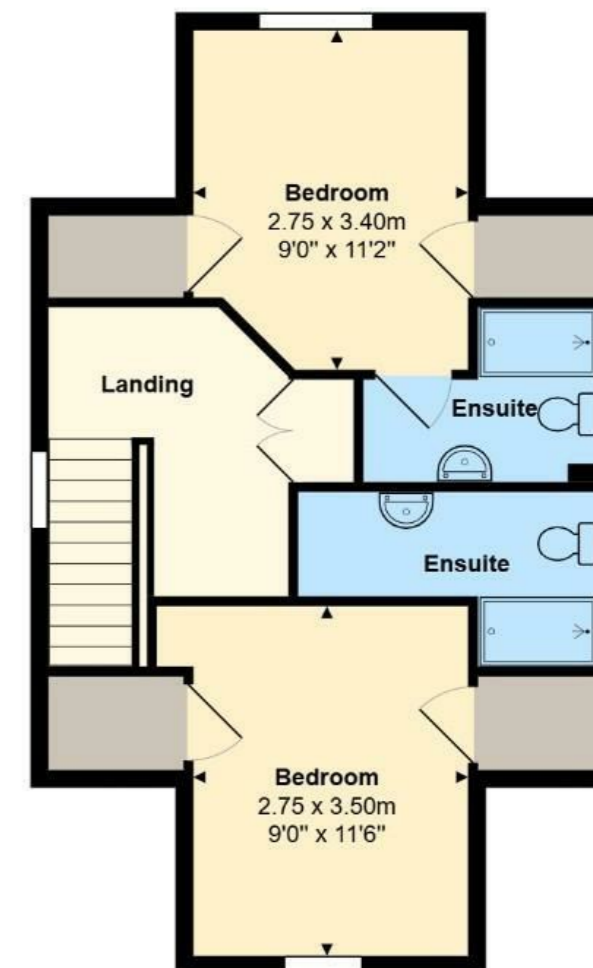
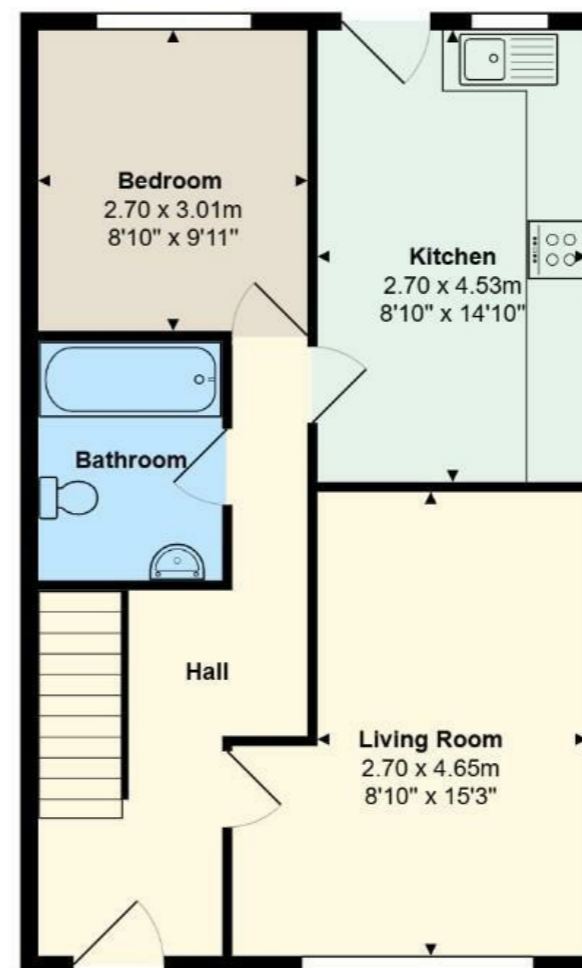
lauren.williams@brinsons.co.uk

*I bought the land to specifically build this lovely new property. Its been fitted out to a high standard, and I hope the new owners enjoy it as much as we hope they will.*

Comments by the Homeowner



## Heol Y Pia



Total Area: 91.8 m<sup>2</sup> ... 989 ft<sup>2</sup>

All measurements are approximate and for display purposes only



# Heol Y Pia

*Glenfields, Caerphilly, CF83 2RW*

Chain Free

**£340,000**



3 Bedroom(s)



3 Bathroom(s)



989.00 sq ft



Contact our

***Brinsons Caerphilly Branch***

029 20867711

Situated in the highly desirable area of Heol Y Pia, Caerphilly, this beautifully presented brand new three-bedroom detached dormer bungalow offers a superb blend of modern design, flexibility, and long-term practicality.

A key feature of this home is its ground floor living capability, making it ideal for a wide range of buyers, including those seeking to future-proof their home or requiring bedroom accommodation on the ground level. The ground floor provides a versatile third bedroom (or dining room), alongside a modern bathroom, allowing for comfortable day-to-day living without the need to use the first floor.

The property opens into a bright and spacious reception room, perfect for relaxing or entertaining. To the rear, a contemporary kitchen has been thoughtfully designed with both functionality and style in mind, creating a welcoming space for cooking and dining.

Upstairs, the property offers two generously sized bedrooms, both benefitting from their own private en-suite bathrooms, providing excellent privacy and convenience for family members or guests.

Externally, the property benefits from a private driveway with parking for two vehicles. The enclosed rear garden offers a pleasant, low-maintenance space ideal for relaxing or social gatherings.

This brand new home has been finished to a high standard throughout and benefits from a 10-year NHBC Buildmark warranty, providing peace of mind and confidence for prospective buyers.

Offering a rare combination of modern living, flexible layout, and long-term suitability, this property is ideal for families, downsizers, or anyone seeking a move-in-ready home in a sought-after location.

Early viewing is highly recommended.



**Hallway**

**Living room 8'10 x 15'3 (2.69m x 4.65m)**

**Kitchen 8'10 x 14'10 (2.69m x 4.52m)**

**Bedroom 1/Dining Room 8'10 x 9'11 (2.69m x 3.02m)**

**Bathroom**

**Landing**

**Bedroom 2 9'0 x 11'2 (2.74m x 3.40m )**

**Ensuite**

**Bedroom 3 9'0 x 11'6 (2.74m x 3.51m )**

**Ensuite**

**Council Tax**

Rating - D

**Tenure**

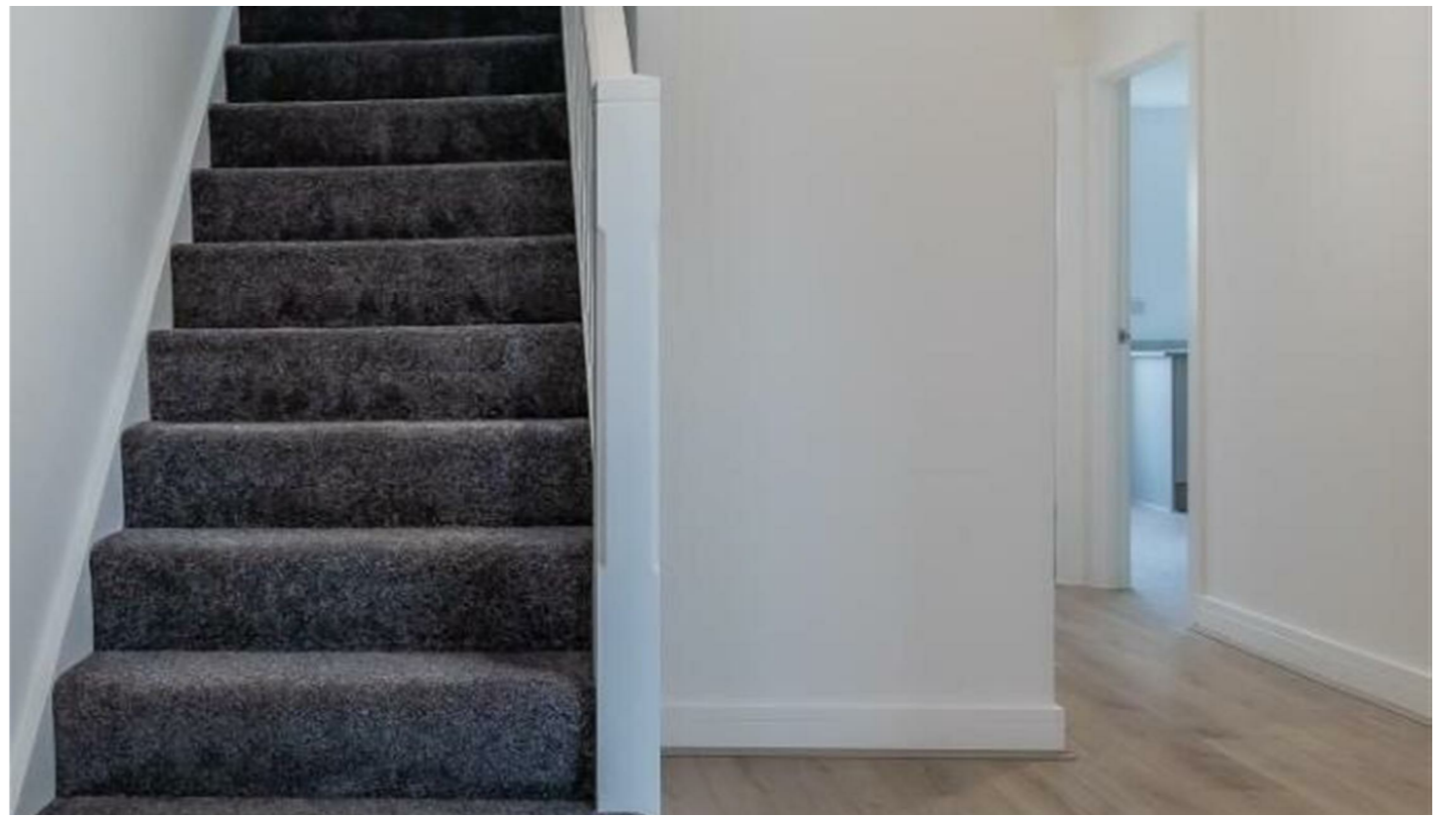
-Freehold

**EPC**

-pending

**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





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

