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CARDIFF

VALE

CAERPHILLY

BRISTOL



St. Cenydd Road

TRECENYDD



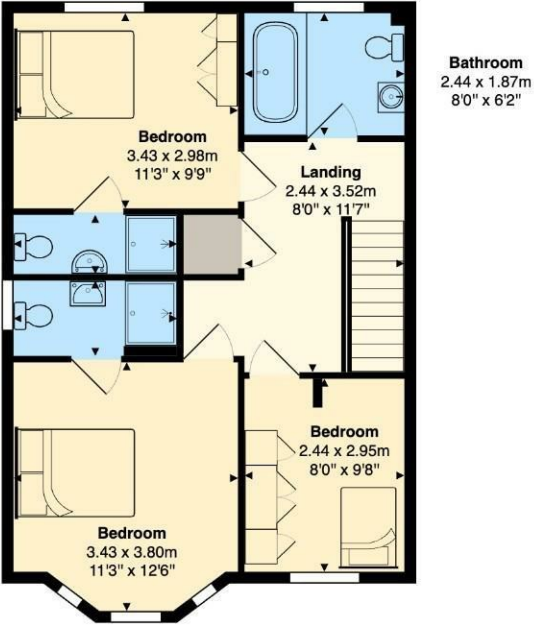
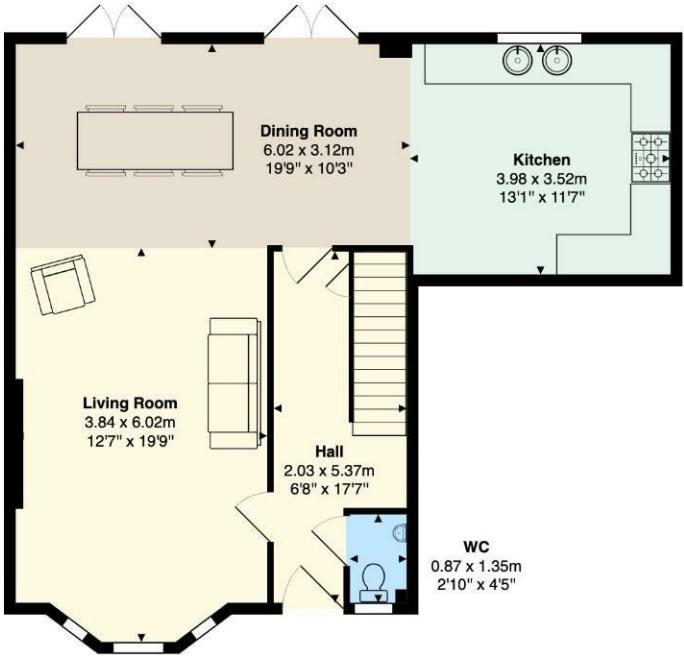
This is an incredible property, tucked away off the main road. The home is beautifully presented with a high standard of finish. With driveway parking, a garage and a garden that wraps around the whole property, it's perfect for families with children. This is a property not to be missed. Call the office on 02920 499680, and book your viewing today!

Comments by Mr Ross Hooper-Nash



Property Specialist
Mr Ross Hooper-Nash
Director

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St. Cenydd Road

Total Area: 118.5 m² ... 1275 ft²

All measurements are approximate and for display purposes only



I have absolutely loved living here. The neighbours are lovely. The addition of the driveway has been great for parking. I hope the new buyer loves it as much as I have!

Comments by the Homeowner





St. Cenydd Road

Trecenydd, Caerphilly, CF83 2SY

Asking Price

£375,000



3 Bedroom(s)



3 Bathroom(s)



1275.00 sq ft



Contact our
Brinsons Caerphilly Branch
029 20867711

Set back from St. Cenydd Road in Caerphilly, this delightful detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,275 square feet, the property has been beautifully looked after for the duration of ownership. Boasting an inviting layout that is ideal for families or those seeking ample space.

Upon entering, you are greeted by an incredible open plan living space. It has been thoughtfully designed with two spacious living areas and an impressive kitchen. Providing versatile areas for relaxation and entertainment. These bright and airy spaces are perfect for hosting gatherings or enjoying quiet evenings at home. The house features three generously sized bedrooms, ensuring that everyone has their own private retreat. the bedrooms are well proportioned and immaculately presented, making them a wonderful place to unwind after a long day.

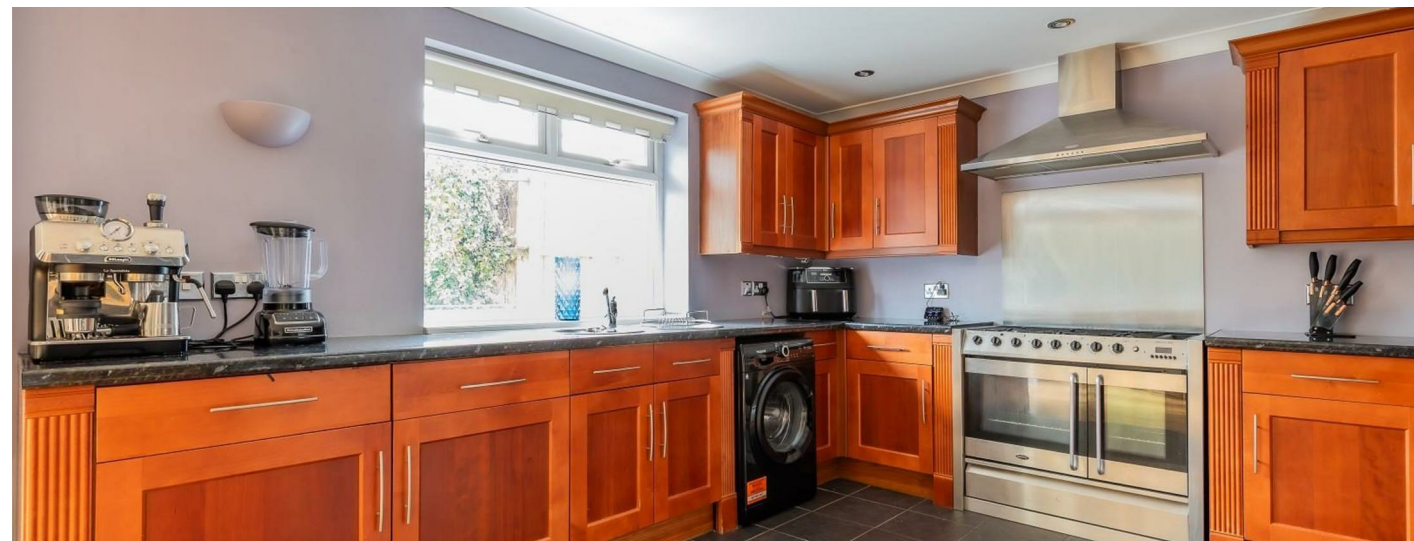
Outside, the property offers a large wrap around garden, which is perfect for families with children, or those who like to outside living or alfresco dining. The property features a separate garage and parking for up to three vehicles, a valuable feature in today's busy world. Great for family and friends.

With its prime location, you will enjoy easy access to local amenities, schools, parks and nature, beyond. This house is not just a place to live; it is a place to create lasting memories. Whether you are looking to buy or rent, this property presents an excellent opportunity for those seeking a comfortable and spacious family home. Do not miss the chance to make this lovely house your own.



Entrance Hallway 6'7" x 17'7" (2.03m x 5.37m)	Family Bathroom 8'0" x 6'1" (2.44m x 1.87m)
WC 4'5" x 2'10" (1.35m x 0.87m)	Driveway
Living Room 12'7" x 19'9" (3.84m x 6.02m)	Garden
Kitchen Area 11'6" x 13'0" (3.52m x 3.98m)	Tenure
Dining Area 19'9" x 10'3" (6.02m x 3.13m)	We are informed by our client that the property is freehold. This is to be confirmed by your legal advisor.
To the first floor	Council Tax
Bedroom One 12'5" x 11'3" (3.80m x 3.43m)	Band - E
Ensuite 8'2" x 3'9" (2.50m x 1.15m)	
Bedroom Two 11'3" 9'9" (3.43m 2.98m)	
Ensuite 8'2"k x 2'11" (2.50k x 0.90m)	
Bedroom Three 8'0" x 9'8" (2.44m x 2.95m)	









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

