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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Pen-Yr-Allt*

CAERPHILLY



*Nestled in a highly sought-after position Caerphilly Mountain, this charming four-bedroom detached home offers generous space, versatility, and an ideal setting for modern family living.*

Comments by Mr Ollie Vincent

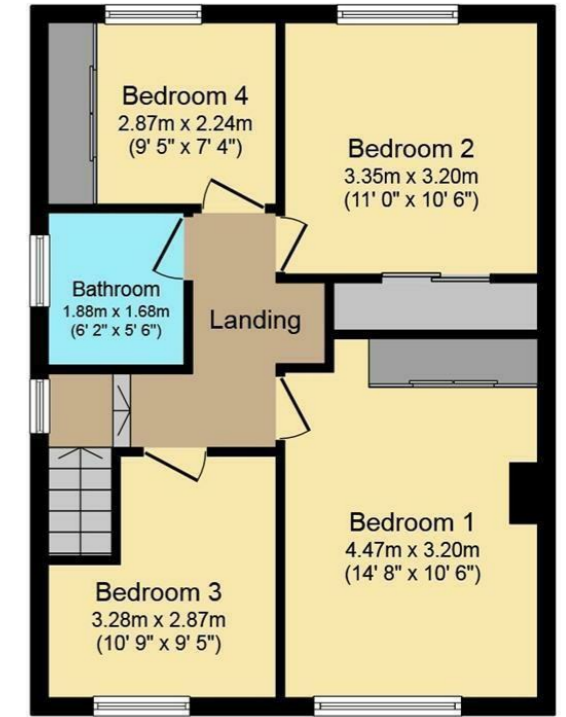


**Property Specialist**

**Mr Ollie Vincent**

Senior valuer

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**Total floor area 108.1 sq.m. (1,163 sq.ft.) approx**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

*We have thoroughly enjoyed the peaceful and friendly community setting, along with the fantastic position close to Caerphilly Mountain. They've appreciated the generous space the home provides, both inside and out, making it ideal for family life and entertaining.*

Comments by the Homeowner





# Pen-Yr-Allt

Caerphilly, Caerphilly, CF83 1NP

Asking Price

£375,000



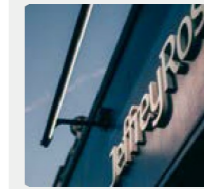
4 Bedroom(s)



1 Bathroom(s)



1163.00 sq ft



Contact our

**Brinsons Caerphilly Branch**

029 20867711

Situated in the highly sought-after location of Caerphilly Watford, Pen-Yr-Allt, this charming detached home offers an exceptional opportunity for families seeking both space and comfort. Extending to approximately 1,163 sq ft, the property provides versatile living accommodation with three generously sized reception rooms—ideal for relaxing evenings, formal dining, or entertaining guests.

The home features four well-proportioned bedrooms, offering ample space for family living or home working. A family bathroom, along with a convenient downstairs W/C, ensures practicality for everyday life. The layout is both functional and welcoming, creating a warm and homely atmosphere throughout.

Externally, the property benefits from parking for one vehicle, with additional ample parking available to the front and side—perfect for visitors. Positioned at the end of the street, the home enjoys a pleasant setting within a friendly community known for its attractive surroundings and scenic views.

Further enhancing the property are solar panels, which will be transferred to the new owner, offering improved energy efficiency and potential cost savings. A recently installed boiler and central heating system add to the overall comfort and efficiency of the home.

This is more than just a house—it's a place to create lasting memories. With its spacious interior, modern features, and desirable location, it is sure to appeal to a wide range of buyers.

EPC Rating: C  
Council Tax Band: E





Porch	Bedroom 4 9'4" x 7'4" (2.87 x 2.24)
Hall	Bathroom 6'2" x 5'6" (1.88 x 1.68)
W/C	Detached Garage
Lounge 14'6" x 12'11" (4.42 x 3.96)	Council Tax BAND E
Dining Room 12'4" x 11'6" (3.78 x 3.53)	School Catchment Welsh Medium Primary School : Y.G.G. Y CASTELL Welsh Medium Secondary School : Y GWYNDDY - YSGOL GYFUN CWM RHYMNI English Medium Primary School : THE TWYN SCHOOL English Medium Secondary School : ST. MARTINS COMPREHENSIVE SCHOOL
Kitchen 12'0" x 8'2" (3.68 x 2.51)	Tenure We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Breakfast Room 11'1" x 7'4" (3.40 x 2.24)	
to the First Floor	
Landing	
Bedroom 1 14'7" x 10'5" (4.47 x 3.20)	
Bedroom 2 10'11" x 10'5" (3.35 x 3.20)	
Bedroom 3 10'9" x 9'4" (3.28 x 2.87)	





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	82
(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	

