

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



PENYFFORDD
CAERPHILLY



HALL

LIVING ROOM
3.48 x 4.38 (11'5" x 14'4")

KITCHEN / DINER
4.45 x 2.24 (14'7" x 7'4")

PANTRY

TO THE FIRST FLOOR

LANDING

BEDROOM
3.48 x 3.18 (11'5" x 10'5")

BEDROOM
2.59 x 3.44 (8'5" x 11'3")

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

Band B

SCHOOL CATCHMENT

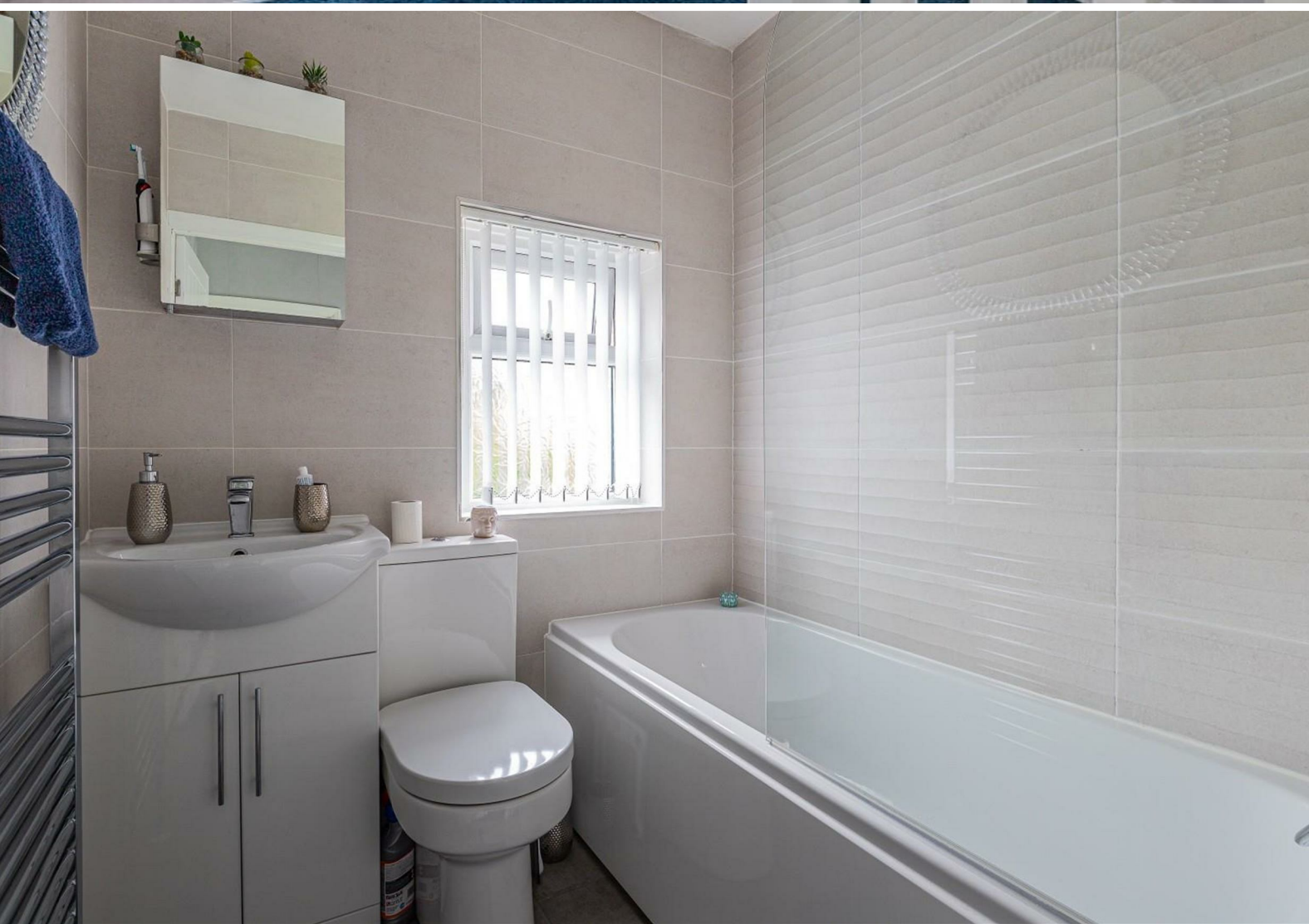
Welsh Medium Primary School : YSGOL IFOR BACH

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





PENYFFORDD

TRECENYDD, CF83 2SS - £220,000



2 Bedroom(s)

1 Bathroom(s)

665.00 sq ft

Nestled in the picturesque area of Pen-Y-Ffordd, Trecenydd, this charming two-bedroom house presents an exceptional opportunity for those seeking a blend of modern comfort and serene outdoor living. Spanning 665 square feet, the property has been fully refurbished to the highest standards, ensuring a stylish and inviting atmosphere throughout.

As you step inside through the new porch, you are welcomed into the large reception room that serves as the heart of the home, perfect for both relaxation and entertaining guests. The two thoughtfully designed bedrooms feature fitted wardrobes, providing ample storage while maintaining a spacious and uncluttered feel. The newly installed bathroom showcases contemporary fixtures, adding a touch of luxury to your daily routine.

The brand new kitchen is beautifully presented and has been renovated to a high standard. All the walls have been re plastered and the property has been fully rewired. The additions of a new boiler and a new roof add to the list of things you don't have to worry about!

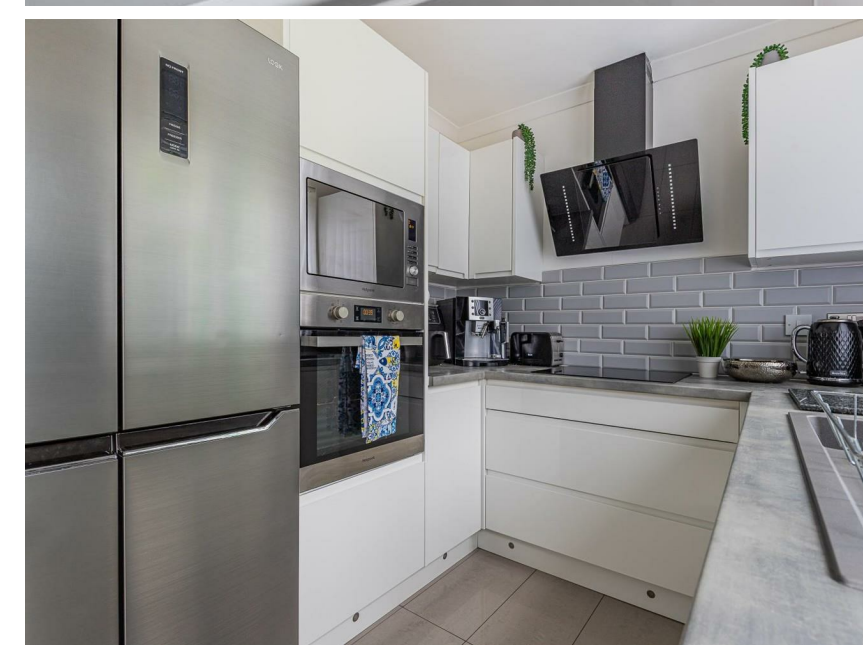
One of the property's standout features is the expansive garden, which is beautifully established and offers a private oasis that is not overlooked. The patio area invites you to enjoy al fresco dining or simply bask in the sun, creating an ideal setting for outdoor enjoyment.

Situated within an excellent school catchment, this home is particularly appealing for families seeking quality education for their children. Furthermore, the property is conveniently located near local amenities, ensuring that all your daily needs are easily met.

This house is more than just a place to live; it is a sanctuary that harmoniously combines modern comforts with the beauty of nature. Whether you are a first-time buyer or looking to downsize, this property offers a unique opportunity to embrace a peaceful lifestyle in a highly desirable location. Call the office on 02920 867711 and book your viewing today!

PROPERTY SPECIALIST

Mr Ollie Vincent
ollie.vincent@jeffreygross.co.uk
029 20499680 extensi
Senior valuer

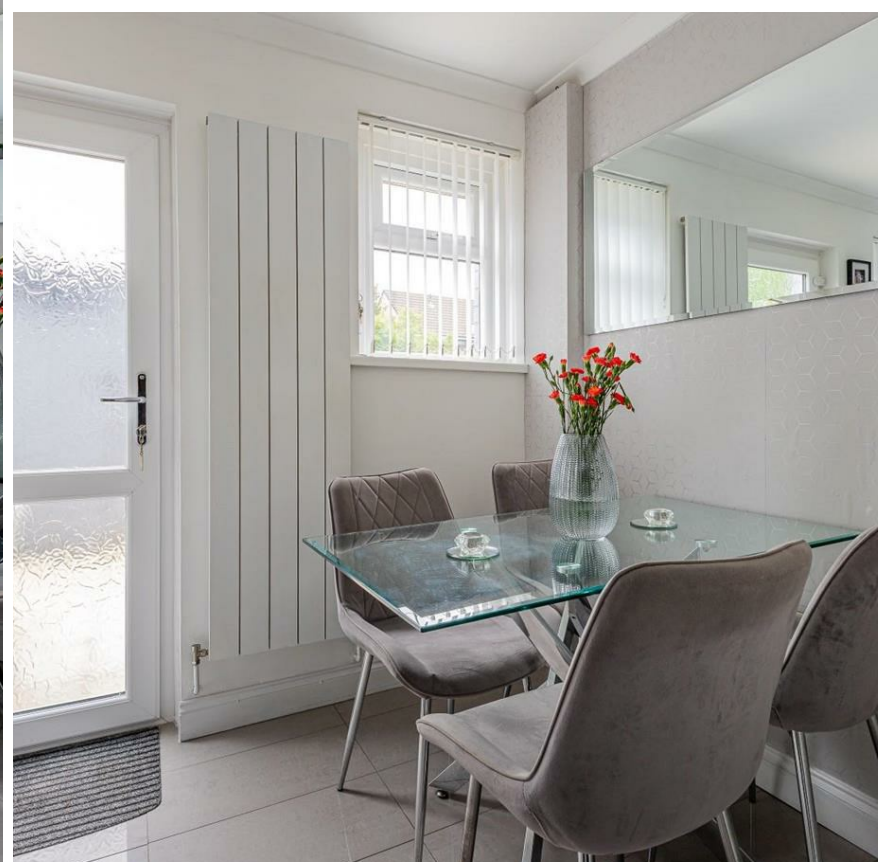
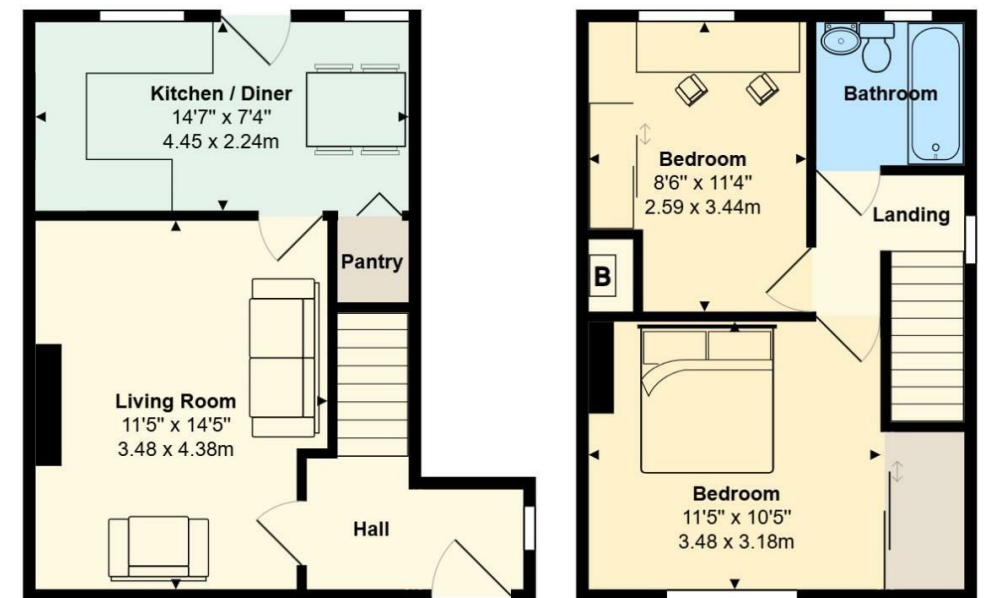




Penyffordd

Total Area: 665 ft² ... 61.8 m²

All measurements are approximate
and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	