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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Cae Melyn*

HENGOED HALL.



*A must see! An impressive property, on a large plot, with a huge drive and double garage. The property has been very well looked after for the duration of ownership is presented beautifully. You really could move straight in! You must come and see this property! Call the office on 029250 499680 and book your viewing today!*

Comments by Mr Ollie Vincent



**Property Specialist**

**Mr Ollie Vincent**

Senior valuer

ollie.vincent@jeffreygross.co.uk

**Cae Melyn**



*We have loved living here over the years. The area has been perfect for us, the neighbours have been great. As we get further into retirement, we have decided to make the move to west Wales.. We hope the new buyers love the property as much as we do!*

Comments by the Homeowner





# Cae Melyn

Hengoed Hall, Hengoed, CF82 7RT

Asking Price

£400,000



4 Bedroom(s)



2 Bathroom(s)



1241.00 sq ft



Contact our  
**Brinsons Caerphilly Branch**

029 20867711

Located in the charming area of Cae Melyn, Hengoed Hall, this delightful four-bedroom house offers a perfect blend of modern comfort and traditional appeal. Spanning an impressive 1,241 square feet, the property boasts a spacious living rooms, and a fabulous open plan kitchen / diner, with views out the double doors to the beautifully landscaped garden with patio and lawn. The property is ideal for both entertaining guests and enjoying quiet family evenings.

No. 14 has been beautifully looked after for the duration of ownership. The downstairs W/C, separate utility area, double garage and carport are great additions to family life. Both double bedrooms feature fitted wardrobes and the kitchen boasts a rangemaster double oven with multiple burners.

The home has seen significant updates in the last two years, including stylish new kitchen doors and fresh carpets and flooring throughout, ensuring a contemporary feel while maintaining its character. The two well-appointed bathrooms provide convenience for family living, making morning routines a breeze.

There is ample parking space, accommodating up to six vehicles, which is a rare find in residential areas. Additionally, the house is equipped with solar panels, installed approximately five years ago. These panels are owned outright and provide a commendable 5kw output, complete with a storage battery. This eco-friendly addition not only reduces energy costs but is also set up to feed into the grid, offering potential savings and sustainability.

With its inviting atmosphere and practical features, this home in Hengoed is perfect for families seeking a comfortable and efficient living space. Don't miss the opportunity to make this lovely property your own. Call the office on 02920 499680 and book your viewing today!



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Hall	Bedroom / Study 7'6" x 9'6" (2.30 x 2.90)
W/C	Bathroom
Living Room 16'0" x 13'9" (4.90 x 4.20)	Garage Double Garage
Dining Room (open plan) 15'7" x 10'0" (4.75 x 3.05)	Car Port
Kitchen (open plan) 10'0" x 10'0" (3.05 x 3.05)	Tenure We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Utility Room	Driveway Parking for 4 cars
to the first floor	Council Tax Band E
Bedroom 16'0" x 11'5" (4.90 x 3.50)	School Catchment Welsh Medium Primary School : Y.G. BRO ALLTA Welsh Medium Secondary School : YSGOL GYFUN CWM RHYMNI English Medium Primary School : HENGOED PRIMARY English Medium Secondary School : LEWIS SCHOOL PENGAM/ LEWIS GIRLS COMPREHENSIVE SCHOOL
Ensuite	
Bedroom 8'10" x 10'0" (2.70 x 3.05)	
Bedroom 7'6" x 9'6" (2.30 x 2.90)	









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

