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CARDIFF

VALE

CAERPHILLY

BRISTOL



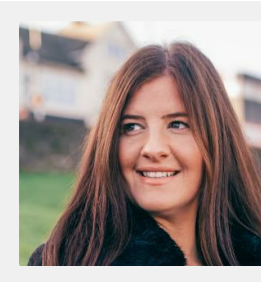
*Heol y Pia*

GLENFIELDS



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

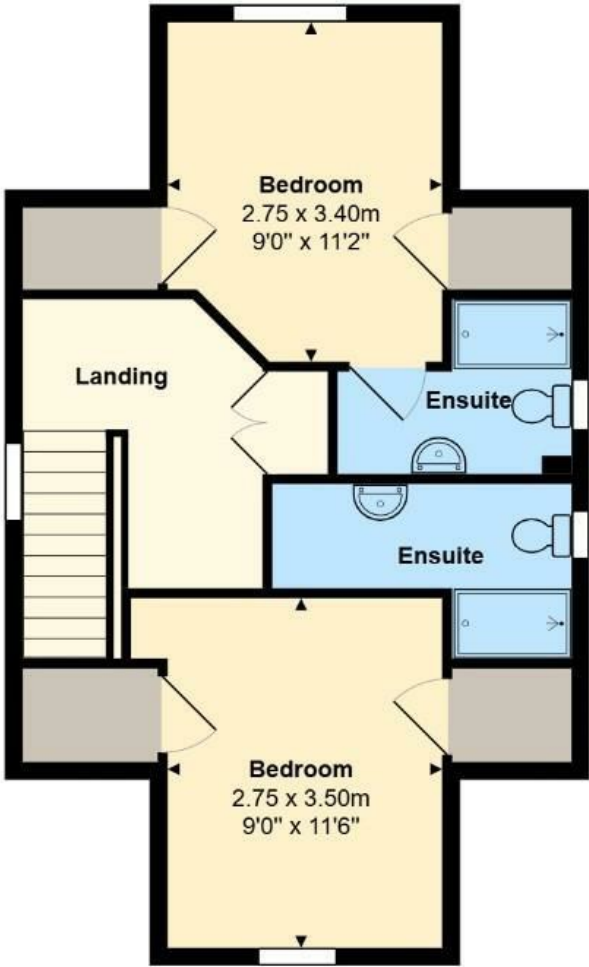
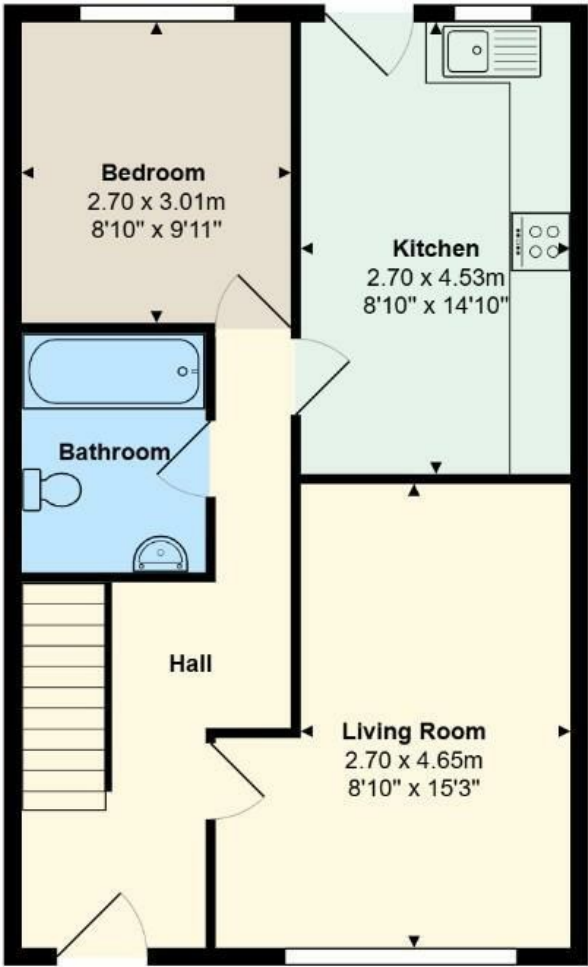
Comments by Lauren Williams



**Property Specialist**  
**Lauren Williams**  
Sales Negotiator

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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

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

Comments by the Homeowner





# Heol Y Pia

*Glenfields, Caerphilly, CF83 2RW*

Asking Price

£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                                           | Tenure                                                            |
| Living room 8'10 x 15'3 (2.69m x 4.65m)           | -Freehold                                                         |
| Kitchen 8'10 x 14'10 (2.69m x 4.52m)              | EPC                                                               |
| Bedroom 1/Dining Room 8'10 x 9'11 (2.69m x 3.02m) | -pending                                                          |
| Bathroom                                          | These are the Schools for your Catchment Area                     |
| Landing                                           | Welsh Medium Primary School : YSGOL IFOR BACH                     |
| Bedroom 2 9'0 x 11'2 (2.74m x 3.40m )             | Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI |
| Ensuite                                           | English Medium Primary School : HENDRE INFANTS / HENDRE JUNIOR    |
| Bedroom 3 9'0 x 11'6 (2.74m x 3.51m )             | English Medium Secondary School : ST CENYDD COMPREHENSIVE SCHOOL  |
| Ensuite                                           |                                                                   |
| Council Tax                                       |                                                                   |
| Rating - D                                        |                                                                   |





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

