

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



School Close

NELSON



Set within a quiet and calm cul de sac, this beautifully presented six-bedroom detached, house offers generous proportions, refined living spaces, and an enviable location with excellent parking options. The property has been beautifully maintained for the duration of ownership. The views are fabulous and the property is perfect for families.

Comments by Mr Ollie Vincent



Property Specialist
Mr Ollie Vincent
Senior valuer

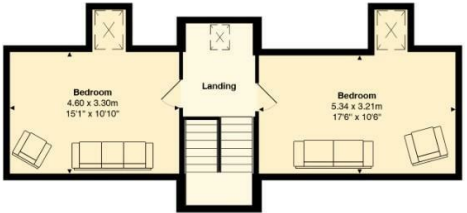
ollie.vincent@jeffreygross.co.uk

School Close



Total Area: 239.9 m² ... 2582 ft²

All measurements are approximate and for display purposes only.



We love the views and the quiet location. we have loved living here over the years. The neighbours are great.. we will miss the place very much. Its a wonderful location, surrounded by farmland. The school is literally over the road and its only a short walk to the shops.

Comments by the Homeowner



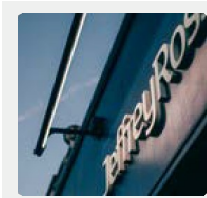


School Close

Nelson, Treharris, CF46 6HZ

Offers In Excess Of
£550,000

 6 Bedroom(s)  2 Bathroom(s)  2582.00 sq ft



Contact our
Brinsons Caerphilly Branch
029 20867711

Situated in the delightful area of School Close, Nelson, Treharris, this remarkable house presents an exceptional opportunity for family living. Spanning an impressive 2,582 square feet, the property features four spacious reception rooms, perfect for relaxation, entertainment, and family gatherings. The six generously sized Double Bedrooms provide ample accommodation for larger families or those who enjoy hosting guests, ensuring everyone has their own space.

The two well-appointed bathrooms add to the convenience of this home, catering to the needs of a busy household. With a downstairs W/C, family bathroom and Ensuite to the master bedroom. The addition of the Utility Space is great. Over the years, the kitchen has been thoughtfully updated with new worktops, painted cabinets, and modern appliances, including a new cooker, hob, and dishwasher. The floors and carpets have also been refreshed, enhancing the overall aesthetic of the property. Additionally, the boiler is serviced annually, ensuring peace of mind for the new owners.

A notable feature of this residence is the garage conversion completed just two years ago, which adds further versatility to the living space. There are multiple reception rooms, catering well to home working, office space, home gym or even a children's play room.

Outside, the property offers parking for up to four vehicles, a valuable asset in today's fast-paced world, enhancing both convenience and appeal.

This house is more than just a property; it is a place where cherished memories can be created. With its spacious layout and prime location within a friendly community, it is an ideal choice for those looking to settle down or invest. This home truly deserves your consideration. Call the office on 02920 499680 and book your viewing today.



Hallway	Bedroom 11'11" x 12'11" (3.65 x 3.94)
Living Room 4.36 x 4.39 (1.22m.10.97m x 1.22m.11.89m)	Bedroom 17'11" x 11'8" (5.47 x 3.58)
Sun Room	Bedroom 15'0" x 12'0" (4.59 x 3.68)
Kitchen / Diner 23'7" x 11'8" (7.21 x 3.58)	Bathroom
W/C	to the 2nd floor
Utility Store	Bedroom 17'6" x 10'6" (5.34 x 3.21)
Dining Room 9'2" x 15'10" (2.80 x 4.83)	Bedroom 15'1" x 10'9" (4.60 x 3.3)
Sitting Room 9'1" x 15'10" (2.79 x 4.83)	Schools
to the first floor	Welsh Medium Primary School : Y.G. BRO ALLTA Welsh Medium Secondary School : YSGOL GYFUN CWM RHYMNI English Medium Primary School : LLANFABON INFANTS/ LLANCAEACH JUNIOR English Medium Secondary School : LEWIS SCHOOL PENGAM/ LEWIS GIRLS COMPREHENSIVE SCHOOL
Landing	Council Tax
Bedroom 14'7" x 13'8" (4.47 x 4.18)	BAND G
Ensuite	









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 2002/91/EC

