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CARDIFF

VALE

CAERPHILLY

BRISTOL



Clos Gwastir



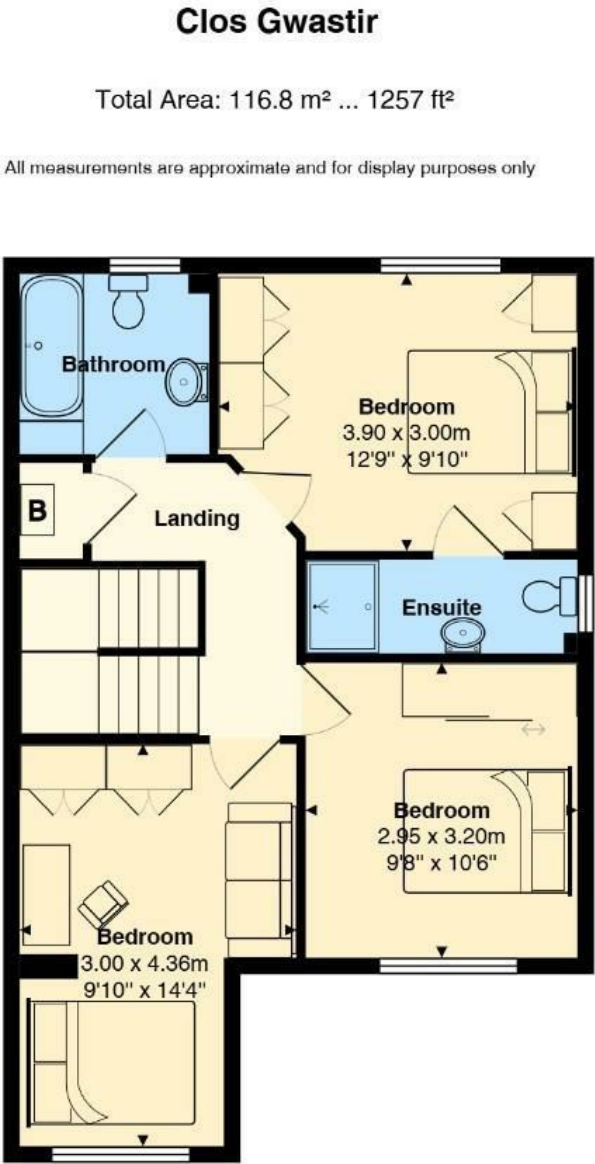
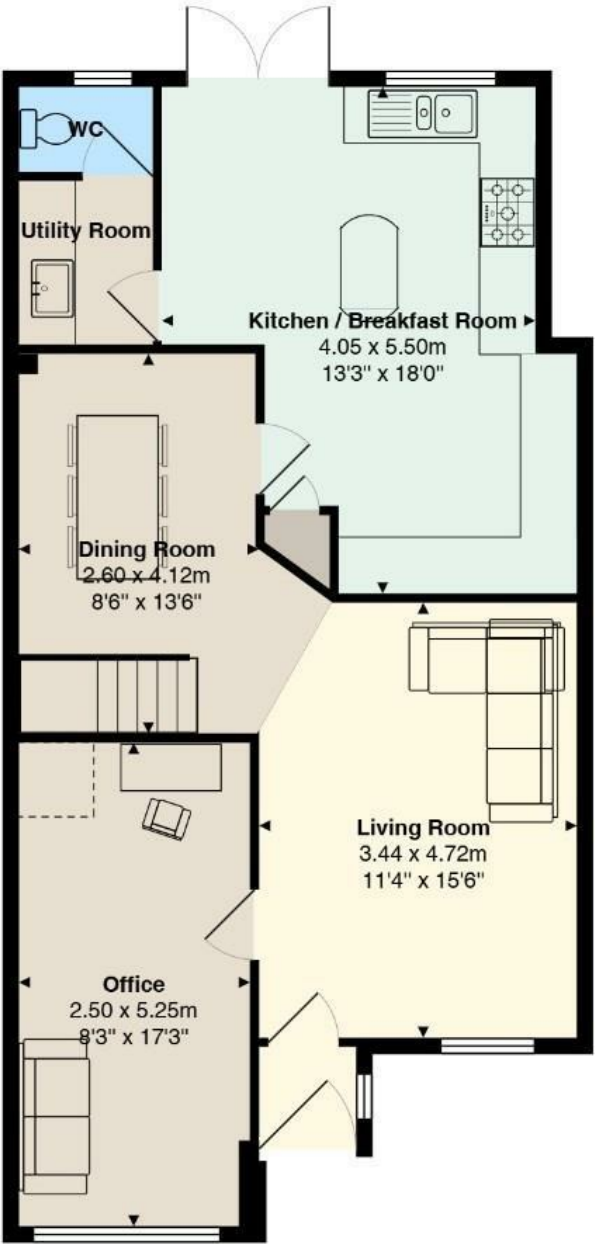
A fantastic family home in a lovely position, with the nature reserve quite literally on your doorstep. Properties like this are always popular, and it's easy to see why.

Comments by Mr Max Tustin



Property Specialist
Mr Max Tustin
Sales Negotiator

max@jeffreygross.co.uk



Comments by the Homeowner



Clos Gwastir

, *Caerphilly, CF83 1TD*

Asking Price

£375,000



3 Bedroom(s)



2 Bathroom(s)



1257.00 sq ft



Contact our
Llanishen Branch

02920 499680

Nestled in the charming area of Clos Gwastir, Caerphilly, this delightful three-bedroom detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,257 square feet, the property features a spacious master bedroom complete with an en suite bathroom, ensuring a private retreat for relaxation. The well-designed layout includes a garage conversion, providing additional living space, and a modern kitchen that is complemented by a handy utility room.

Outside, the property boasts a lovely garden that backs onto the picturesque Castle View Nature Reserve Park, offering a serene backdrop for outdoor activities and family gatherings. The driveway accommodates two vehicles, ensuring ample parking for residents and guests alike. This home is an ideal choice for families seeking a peaceful yet accessible location, with local amenities and transport links just a stone's throw away. Don't miss the opportunity to make this charming property your own.



Office 8'2" x 17'2" (2.5 x 5.25)	Tax Band
Living Room 11'3" x 15'5" (3.44 x 4.72)	E
Dining Room 8'6" x 13'6" (2.6 x 4.12)	School catchment
Kitchen/ Breakfast Room 13'3" x 18'0" (4.05 x 5.5)	Welsh Medium Primary School : Y.G.G. Y CASTELL
Utility	Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI
W.C	English Medium Primary School : CWRT RAWLIN PRIMARY
Landing	English Medium Secondary School : ST. MARTINS COMPREHENSIVE SCHOOL
Bathroom	Tenure
Bedroom One 12'9" x 9'10" (3.9 x 3.0)	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
En-suite	
Bedroom two 9'10" x 14'3" (3.0 x 4.36)	
Bedroom Three 9'8" x 10'5" (2.95 x 3.20)	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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 	

