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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Clos Gwastir*





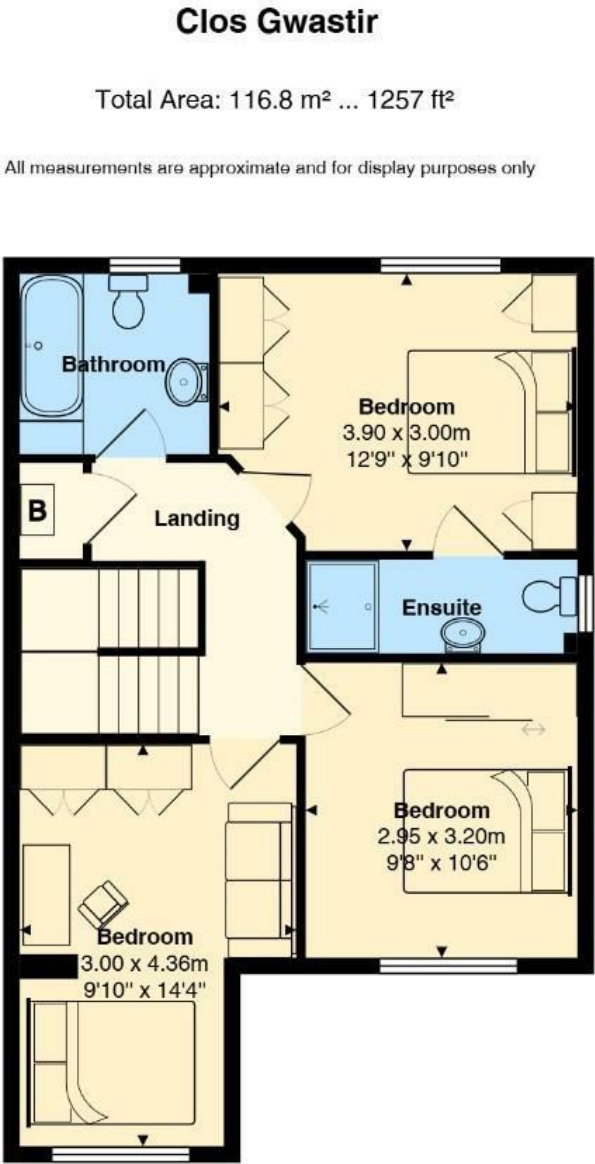
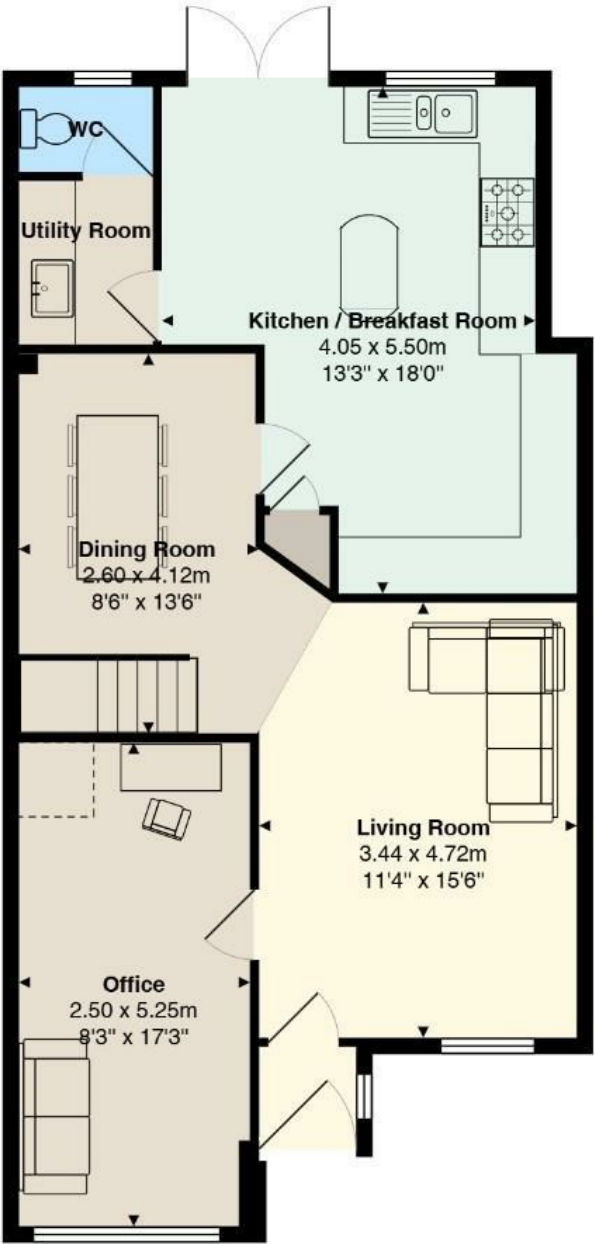
A fantastic family home in a lovely position, with the nature reserve quite literally on your doorstep. Properties like this are always popular, and it's easy to see why.

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.

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|                                                    |                                                                                                             |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| 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) <b>A</b>                          |                                                                                                                |           |
| (81-91) <b>B</b>                            |                                                                                                                |           |
| (69-80) <b>C</b>                            | 70                                                                                                             | 79        |
| (55-68) <b>D</b>                            |                                                                                                                |           |
| (39-54) <b>E</b>                            |                                                                                                                |           |
| (21-38) <b>F</b>                            |                                                                                                                |           |
| (1-20) <b>G</b>                             |                                                                                                                |           |
| Not energy efficient - higher running costs |                                                                                                                |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC  |           |

