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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Nantysfelin*

DRAETHEN



*A must see! A truly unique find in the very special village of Draethen. The whole property has been totally refurbished to a very high standard. With underfloor heating on both floors, new bi fold doors, full rewire, bespoke doors, cabinets, sills and stairs, a brand new kitchen, heat pumps and more... You really must come and see this property.. its stunning! Call the office and book your viewing today!*

Comments by Mr Ollie Vincent

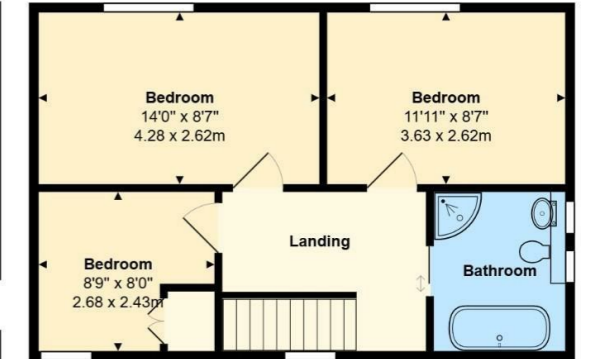


**Property Specialist**

**Mr Ollie Vincent**

Senior valuer

ollie.vincent@jeffreygross.co.uk



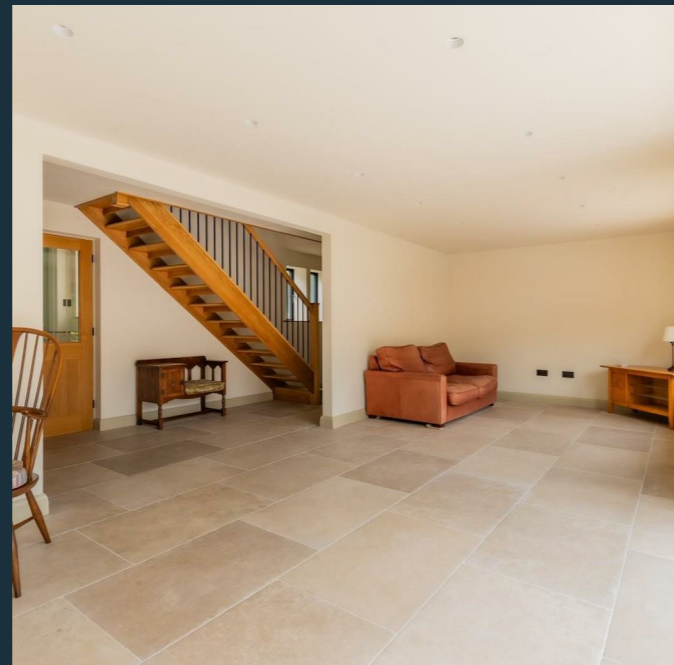
**Nantfelin**

Total Area: 1157 ft<sup>2</sup> ... 107.5 m<sup>2</sup>

All measurements are approximate and for display purposes only

*We have loved living in Draethen over the years. We decided to full renovate, ready to move in as soon as works were complete. We are now expanding our family even further and need a little bit more space closer to Cardiff. We hope the new buyers love Draethen as much as we do!*

Comments by the Homeowner





# Nantylfelin

*Draethen, Caerphilly, NP10 8GE*

Asking Price

**£450,000**



3 Bedroom(s)



2 Bathroom(s)



1157.00 sq ft



Contact our  
***Llanishen Branch***

02920 499680

Charming 3-Bedroom Semi-Detached Home in the Picturesque Village of Draethen

Nestled in the highly desirable village of Draethen, near Newport, this beautifully presented semi-detached home, originally built in the late 1950s, offers a wonderful blend of character, modern comfort, and countryside living. Spanning approximately 1,157 sq ft, the property provides generous and well-designed living space, making it ideal for families or those seeking a peaceful village lifestyle with excellent connectivity.

Upon entering the home, you are welcomed into a bright and inviting reception room, perfectly suited for both relaxing and entertaining. Newly installed bi-fold doors flood the living space with natural light while seamlessly connecting the interior to the garden, creating a warm and welcoming atmosphere.

The outdoor space has been thoughtfully prepared for future landscaping. The garden benefits from new fencing and a newly installed soakaway system with a silt trap, designed to efficiently manage surface water. The ground has been covered to minimise weeds, offering a blank canvas for the new owners to create their ideal outdoor space. Landscaping plans are also available for reference.

The property offers three well-proportioned bedrooms, each providing a comfortable and peaceful retreat. Two modern bathrooms add convenience for family living or guests.

Designed with energy efficiency and comfort in mind, the home benefits from zonal underfloor heating across both floors, powered by a new air source heat pump, ensuring consistent warmth throughout the seasons.

Additional highlights include bespoke oak cabinetry, new oak internal doors and window sills, a full pre-render and new stonework to the exterior, and a thoughtfully designed extension providing a spacious utility room.

Draethen offers the charm and tranquility of village life, surrounded by beautiful countryside, while remaining conveniently located within easy reach of Machen village.



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**Porch**

**Hallway**

**Living Room 24'3" x 10'5" (7.40 x 3.20)**

**Kitchen 12'11" x 10'5" (3.94 x 3.20)**

**Utility Room**

**Shower Room**

**to the First Floor**

**Landing**

**Bedroom 14'0" x 8'7" (4.28 x 2.62)**

**Bedroom 11'10" x 8'7" (3.63 x 2.62)**

**Bedroom / Office 8'9" x 7'11" (2.68 x 2.43)**

**Tenure**

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

**School Catchment**

Welsh Medium Primary School : Y.G.G. CAERFFILI  
 Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI  
 English Medium Primary School : MACHEN PRIMARY SCHOOL & WYCLIFF INDEPENDENT CHRISTIAN SCHOOL  
 English Medium Secondary School : ST. MARTINS COMPREHENSIVE SCHOOL

**Council Tax**

BAND F

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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

