

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



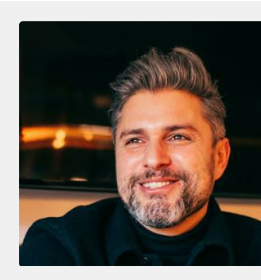
St. Annes Gardens

MAESYCWMMER



This home offers an excellent opportunity for investors, first-time buyers, or anyone looking to create a home tailored to their own style. The property boasts plenty of parking, a garage, generous accommodation, and outstanding potential to add value, all within easy reach of local amenities, and excellent transport links.

Comments by Mr Ollie Vincent



Property Specialist
Mr Ollie Vincent
Senior valuer

ollie.vincent@jeffreygross.co.uk

St. Annes Gardens



Total Area: 93.7 m² ... 1009 ft² (excluding conservatory)

All measurements are approximate and for display purposes only

I hope the new buyers love it as much as I have!

Comments by the Homeowner





St. Annes Gardens

Maesycwmmmer, Hengoed, CF82 7QR

Asking Price

£220,000



3 Bedroom(s)



1 Bathroom(s)



1009.00 sq ft



Contact our
Brinsons Caerphilly Branch
029 20867711

Welcome to this charming semi-detached house located at 2, St. Annes Gardens in the picturesque village of Maesycwmmmer. This delightful property offers a generous living space of 1,009 square feet, making it an ideal family home.

The property is being sold as chain free for an easy purchase. Perfect for investors, first time buyers or young families.

Upon entering, you will find a bright and airy, well-proportioned living room, providing ample space for relaxation and entertaining. the kitchen / Diner is a large versatile space, with breakfast bar for extra space during the morning rush. The natural light that floods these rooms from the large conservatory, creates a warm and inviting atmosphere throughout the home.

The property boasts three comfortable bedrooms, perfect for accommodating family members or guests. Each room offers a peaceful retreat, ensuring restful nights and rejuvenating mornings. The well-appointed bathroom serves the household with convenience and style.

One of the standout features of this home is the private driveway parking and additional garage, a rare find in many properties. This added convenience allows for easy access, extra storage options and ensures that you and your guests can park without hassle.

Situated in the tranquil setting of Maesycwmmmer, this property is surrounded by beautiful countryside, yet it remains conveniently close to local amenities and transport links. This balance of rural charm and accessibility makes it an attractive option for those seeking a serene lifestyle without sacrificing convenience.

In summary, this semi-detached house at St. Annes Gardens presents an excellent opportunity for families or individuals looking for a spacious and comfortable home in a lovely location. Do not miss the chance to make this delightful property your own.

Call the office on 02920 499680 today, and book your viewing!

CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreygross.co.uk



Entrance Hall	Tenure We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Hall	
Living Room 13'5" x 12'9" (4.10 x 3.90)	School Catchment Welsh Medium Primary School : Y.G. BRO ALLTA Welsh Medium Secondary School : YSGOL GYFUN CWM RHYMNI English Medium Primary School : MAESYCWMMER PRIMARY English Medium Secondary School : LEWIS SCHOOL PENGAM/ LEWIS GIRLS COMPREHENSIVE SCHOOL
Kitchen / Diner 16'9" x 9'4" (5.11 x 2.86)	
Conservatory	
Garage	
to the first floor	
Landing	
Bedroom 9'2" x 12'9" (2.80 x 3.90)	
Bedroom 8'10" x 9'4" (2.70 x 2.86)	
Bedroom 7'3" x 7'1" (2.21 x 2.16)	
Bathroom	









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

