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CARDIFF

VALE

CAERPHILLY

BRISTOL

CAERPHILLY



Comments by Mr Ollie Vincent

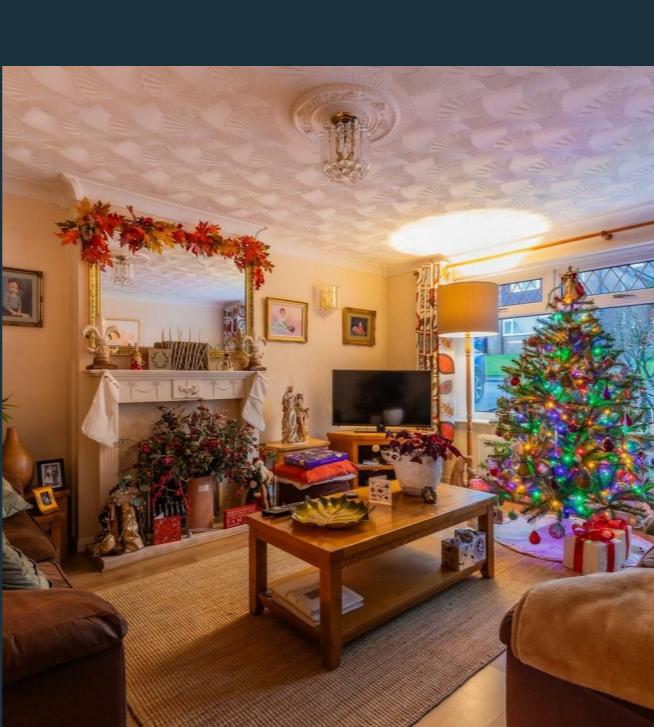


Property Specialist
Mr Ollie Vincent
Senior valuer

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This is a great opportunity to purchase in the sought after Pen yr Allt. With Solar Panels on the roof, which provide additional income and a new boiler and new central heating. The property has a detached garage and landscaped garden, it really is one not to be missed. Call the office on 02920 867711 and book your viewing today!

Comments by the Homeowner

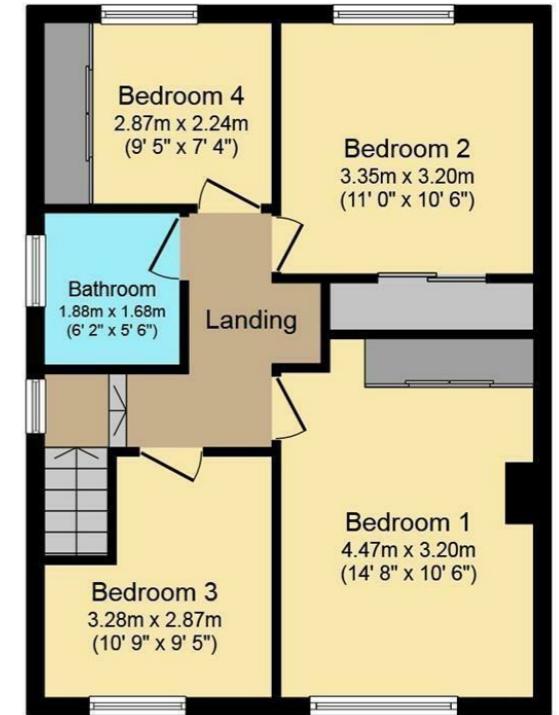


Ground Floor

Floor area 58.0 sq.m. (624 sq.ft.) approx

Total floor area 108.1 sq.m. (1,163 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



First Floor

Floor area 50.1 sq.m. (539 sq.ft.) approx



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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Pen-Yr-Allt

Caerphilly, Caerphilly, CF83 1NP

Asking Price

£400,000



4 Bedroom(s)



1 Bathroom(s)



1163.00 sq ft



Contact our
Brinsons Caerphilly Branch

029 20867711

Situated in the sought after area of Pen-Yr-Allt, Caerphilly, this charming detached house presents an exceptional opportunity for those seeking a spacious and comfortable family home. Spanning an impressive 1,163 square feet, the property features three well-proportioned reception rooms, perfect for both relaxation and entertaining. Whether you envision cosy evenings in the lounge, lively gatherings in the dining room, this home caters to all your lifestyle needs.

The property boasts four thoughtfully designed bedrooms, ensuring that each family member has their own private retreat. A conveniently located bathroom, along with a downstairs W/C, enhances the practicality of daily routines. The layout is both functional and inviting, making it easy to feel at home.

Outside, you will find parking available for one vehicle, adding to the convenience of this delightful residence. The surrounding area of Pen-Yr-Allt is renowned for its stunning views and friendly community, making it an ideal place to settle down.

Additionally, the house is equipped with solar panels, which will be transferred to the new owner, providing the benefit of reduced energy bills and potential income. A new boiler and central heating system further enhance the comfort and efficiency of the home.

This property is not just a house; it is a place where memories can be made. With its spacious interiors, modern amenities, and charming surroundings, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.

EPC = C

COUNCIL TAX = BAND E



Porch

Bedroom 4 9'4" x 7'4" (2.87 x 2.24)

Hall

Bathroom 6'2" x 5'6" (1.88 x 1.68)

W/C

Detached Garage

Lounge 14'6" x 12'11" (4.42 x 3.96)

Council Tax

BAND E

Dining Room 12'4" x 11'6" (3.78 x 3.53)

Kitchen 12'0" x 8'2" (3.68 x 2.51)

Breakfast Room 11'1" x 7'4" (3.40 x 2.24)

to the First Floor

School Catchment

Welsh Medium Primary School : Y.G.G. Y CASTELL
Welsh Medium Secondary School : Y Gwyndy - YSGOL GYFUN CWM
RHYMI
English Medium Primary School : THE TWYN SCHOOL
English Medium Secondary School : ST. MARTINS COMPREHENSIVE
SCHOOL

Landing

Tenure

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

Bedroom 1 14'7" x 10'5" (4.47 x 3.20)

Bedroom 2 10'11" x 10'5" (3.35 x 3.20)

Bedroom 3 10'9" x 9'4" (3.28 x 2.87)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

