

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



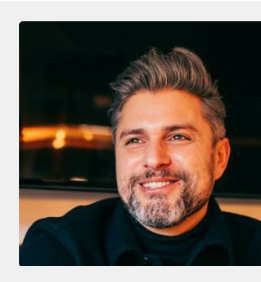
Ffordd Penrhos

CAERPHILLY



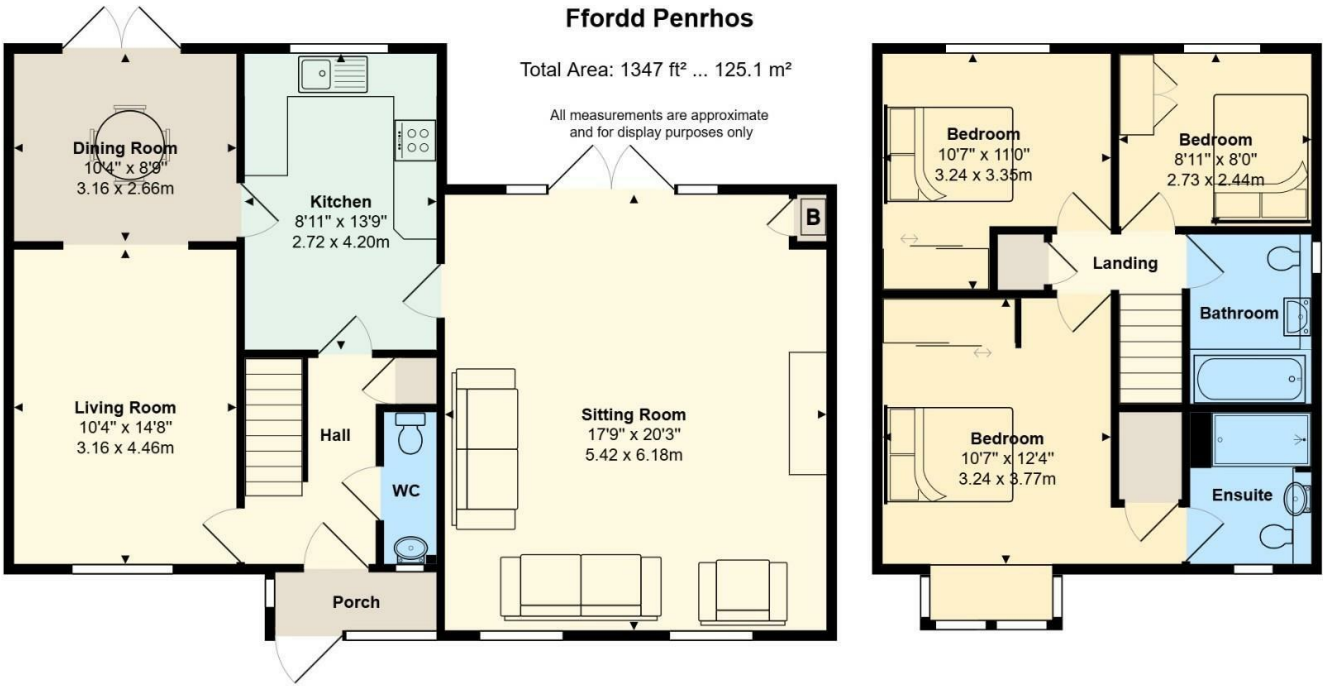
This is a beautifully presented, 3-Bedroom, Detached family home, with the addition of a huge 2nd Reception room. This could easily be converted into a separate annex, or additional living space. Perfect for Multi- Generational living. It is a must see. We are offering off-market viewings until the spring of 2026. Call the office on 02920 867711, and book your viewing today.

Comments by Mr Ollie Vincent



Property Specialist
Mr Ollie Vincent
Senior valuer

ollie.vincent@jeffreycross.co.uk



I have loved living here. The additional living space downstairs has been wonderful. I hope the new buyers enjoy the garden and extra space as much as I have over the years.

Comments by the Homeowner





Ffordd Penrhos

Caerphilly, Caerphilly, CF83 2BA

Asking Price

£400,000



3 Bedroom(s)



2 Bathroom(s)



1347.00 sq ft



Contact our
Brinsons Caerphilly Branch
029 20867711

Stunning Detached Family Home with Potential Annex – Ffordd Penrhos, Caerphilly

Situated in the sought-after area of Ffordd Penrhos, Caerphilly, this beautifully presented detached family home offers an exceptional combination of space, comfort, and versatility. Built in 2001 and formerly serving as the development's show home, the property provides approximately 1,347 sq ft of well-designed accommodation, plus an impressive additional 364 sq ft living room.

Upon entering, you are welcomed by two elegant reception rooms, ideal for both family living and entertaining. The thoughtfully designed layout creates a seamless flow throughout the home, offering flexible spaces to suit a variety of lifestyles.

A standout feature is the substantial additional living room, which significantly enhances the property's versatility. Whether utilised as a family room, playroom, home office, or additional lounge, this space offers endless possibilities. Subject to the necessary permissions, it could also be converted into a self-contained annex, adding further value and practicality.

The property boasts three generously proportioned bedrooms, including a spacious principal bedroom with a modern en-suite shower room featuring a large double shower. A further family bathroom serves the remaining bedrooms, providing convenience for growing families and visiting guests.

Externally, the home benefits from a large private driveway with parking for up to four vehicles – a highly desirable feature. The property is set within a welcoming community and enjoys easy access to the many amenities, attractions, and transport links that make Caerphilly such a desirable place to live.

Combining modern living, generous accommodation, and excellent future potential, this exceptional home represents a rare opportunity for families and buyers seeking a spacious property in a prime location.

CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreygross.co.uk



Porch	Bedroom 3 8'11" x 8'0" (2.73 x 2.44)
Hall	Bathroom
W/C	Tenure
Living Room 10'4" x 14'7" (3.16 x 4.46)	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Dining Room 10'4" x 8'8" (3.16 x 2.66)	Council Tax
Kitchen 8'11" x 13'9" (2.72 x 4.20)	Band E
Sitting Room 17'9" x 20'3" (5.42 x 6.18)	School Catchment
to the first floor	Welsh Medium Primary School : Y.G.G. CAERFFILI Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI English Medium Primary School : HENDRE INFANTS / HENDRE JUNIOR English Medium Secondary School : ST CENYDD COMPREHENSIVE SCHOOL
Landing	
Bedroom 1 10'7" x 12'4" (3.24 x 3.77)	
En-suite	
Bedroom 2 10'7" x 10'11" (3.24 x 3.35)	





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

