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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Lon-y-Deri*

CAERPHILLY





Set within the highly desirable Lon-Y-Deri area of Caerphilly, this beautifully presented three-bedroom semi-detached residence offers generous proportions, refined living spaces, and an enviable location close to the town centre.

Comments by Lauren Williams



**Property Specialist**  
**Lauren Williams**  
Sales Negotiator

lauren.williams@brinsons.co.uk



We have loved living here. Its a great residential area, and the neighbours have been wonderful.. We've enjoyed many a night entertaining in the garden!

Comments by the Homeowner










# Lon-Y-Deri

Caerphilly, Caerphilly, CF83 1DS

Asking Price  
**£310,000**

 3 Bedroom(s)  2 Bathroom(s)  1334.00 sq ft



Contact our  
***Brinsons Caerphilly Branch***  
029 20867711

\*\*\* OPEN HOUSE \*\*\*  
\*\*\* Saturday 21st February \*\*\*  
\*\*\* 12:00pm – 2:00pm, Please call the office to secure your viewing today 02920 867711 \*\*\*

Set within the highly desirable Lon-Y-Deri area of Caerphilly, this beautifully presented three-bedroom semi-detached residence offers generous proportions, refined living spaces, and an enviable location close to the town centre.

Extending to approximately 1,344 sq ft, the home has been thoughtfully extended to create an elegant and versatile layout perfectly suited to modern family life. The ground floor showcases two spacious reception rooms, ideal for both formal entertaining and relaxed day-to-day living, complemented by a well-appointed dining room that provides an inviting setting for family meals and social occasions.

Upstairs, the property boasts three well-proportioned bedrooms, each offering a calm and comfortable retreat, alongside a conveniently located family bathroom finished to suit contemporary living.

Externally, the home continues to impress with off-road parking for up to two vehicles, a private garage, and a beautifully maintained garden. A standout feature is the unique tiki bar, creating a distinctive outdoor entertaining space—perfect for summer evenings and hosting guests in style.

Ideally positioned within easy reach of Caerphilly town centre, the property enjoys excellent access to local amenities, reputable schools, and transport links, combining lifestyle appeal with everyday practicality.

This is a rare opportunity to acquire a spacious and stylish family home in one of Caerphilly's most sought-after residential locations. Early viewing is strongly advised.

Council Tax Band - D  
Tenure - Freehold  
EPC - Pending.





Entrance Hall	Schools for your Catchment Area
Living Room 16'7" x 13'2" (5.07 x 4.03)	These are the Schools for your Catchment Area :
Kitchen/Diner 16'7" x 10'10" (5.07 x 3.32m)	Welsh Medium Primary School : Y.G.G. Y CASTELL
Sitting Room 9'6" x 11'10" (2.90 x 3.61)	Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI
WC	English Medium Primary School : HENDRE INFANTS / HENDRE JUNIOR
Utility room	English Medium Secondary School : ST CENYDD COMPREHENSIVE SCHOOL
Bedroom 1 6'5" x 9'10" (1.97 x 3.00)	Tenure
Bedroom 2 10'10" x 13'2" (3.32 x 4.03)	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Bedroom 3 10'10" x 10'10" (3.32 x 3.32)	Council Tax Band
Bathroom	D
Garage	
Storage	









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>		
(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		
England & Wales		EU Directive 2002/91/EC 

