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CAERPHILLY

BRISTOL



School Close

NELSON



This beautifully presented three/four bedroom detached residence offers generous proportions, refined living spaces, and an enviable location. Immaculately presented throughout. The property is ready to move straight in. It has been looked after very well throughout ownership.!

Comments by Mr Ollie Vincent



Property Specialist
Mr Ollie Vincent
Senior valuer

ollie.vincent@jeffreygross.co.uk



9 school close

Total Area: 116.8 m² ... 1257 ft²

All measurements are approximate and for display purposes only

We have loved living here. Its a great residential area, and the neighbours have been wonderful.. We've enjoyed many years here, and we hope any new buyers will find the same!

Comments by the Homeowner





School Close

Nelson, Treharris, CF46 6HZ

Asking Price

£385,000



4 Bedroom(s)



1 Bathroom(s)



1257.00 sq ft



Contact our
Brinsons Caerphilly Branch
029 20867711

Nestled in the serene locale of School Close, Nelson, Treharris, this delightful detached house presents an exceptional opportunity for family living. Spanning an impressive 1,257 square feet, the property features two inviting reception rooms, perfect for both relaxation and entertaining guests.

The accommodation comprises three well-proportioned bedrooms on the upper floor, complemented by the option of a fourth bedroom conveniently located on the ground floor. This thoughtful layout ensures ample space for family members or guests, allowing everyone to enjoy their own private sanctuary. The property also boasts a well-appointed family bathroom upstairs, alongside a modern shower room on the ground floor, catering to the needs of a busy household.

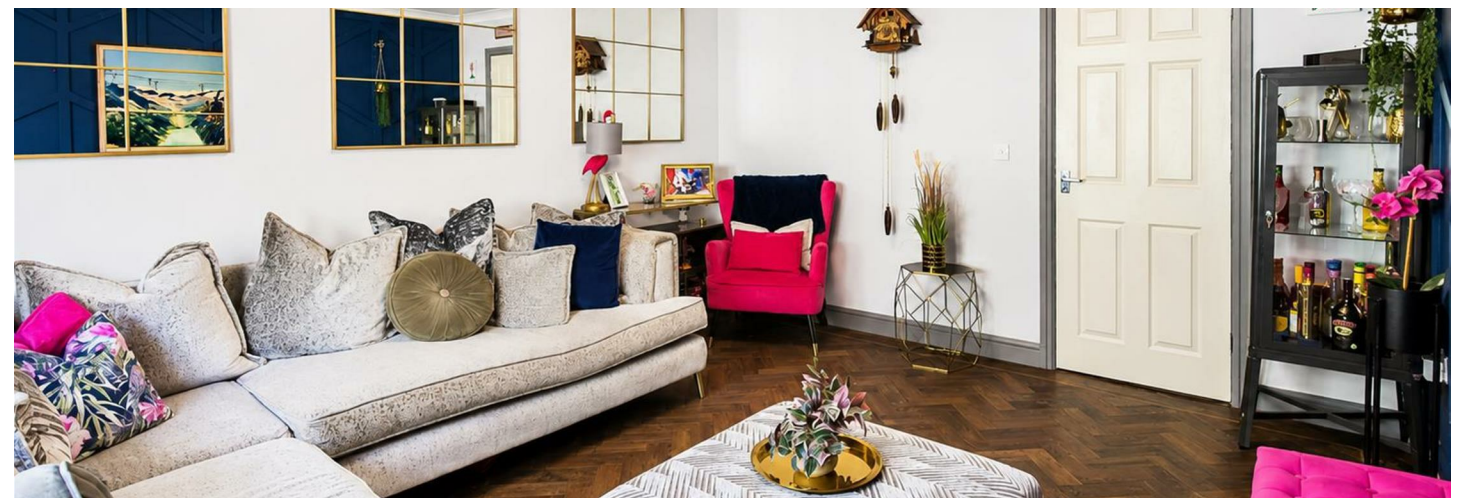
One of the standout features of this home is the generous parking provision, accommodating up to five vehicles, a rarity in residential areas. This convenience is particularly beneficial for families with multiple cars or for those who enjoy hosting visitors.

The recently landscaped garden offers stunning views, providing a tranquil outdoor space for relaxation and recreation. Additionally, the detached double garage adds further practicality, making it an ideal space for storage, home gym or a workshop.

Situated in the peaceful community of Nelson, this property strikes a perfect balance between suburban tranquillity and accessibility to local amenities and transport links. This charming home is perfect for families looking to settle in a welcoming neighbourhood, offering a spacious layout and practical features that make it an excellent choice for those seeking a new place to call home.



Hallway	Tenure
Living Room 14'7" x 12'4" (4.46 x 3.76)	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Kitchen / Diner 14'7" x 9'10" (4.46 x 3.01)	Council Tax
Shower Room 5'8" x 4'11" (1.74 x 1.52)	Band E
Sitting Room 9'11" x 12'1" (3.03 x 3.70)	School Catchment
Bedroom 4 / Study 9'11" x 10'0" (3.03 x 3.07)	Edwardsville Primary School Afon Taf High School
to the first floor	Ysgol Gynradd Gymraeg Rhyd-y-Grug (primary)
Landing	**there is no Welsh secondary school in the catchment area.
Bedroom 9'11" x 13'2" (3.03 x 4.03)	
Bedroom 11'11" x 8'1" (3.64 x 2.47)	
Bedroom 8'9" x 8'0" (2.67 x 2.45)	
Bathroom 5'6" x 9'9" (1.70 x 2.98)	









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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

