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CARDIFF

VALE

CAERPHILLY

BRISTOL



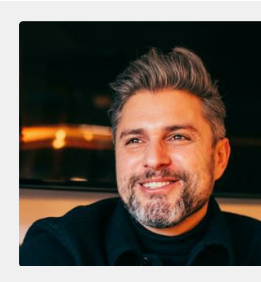
School Close

NELSON



Set within a quiet and calm cul de sac, this beautifully presented six-bedroom detached, house offers generous proportions, refined living spaces, and an enviable location with excellent parking options. The property has been beautifully maintained for the duration of ownership. The views are fabulous and the property is perfect for families.

Comments by Mr Ollie Vincent



Property Specialist
Mr Ollie Vincent
Senior valuer

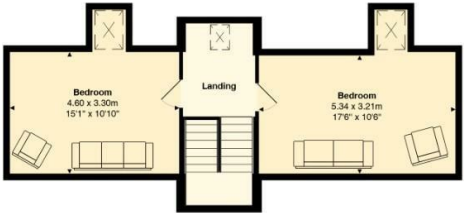
ollie.vincent@jeffreycross.co.uk

School Close



Total Area: 239.9 m² ... 2582 ft²

All measurements are approximate and for display purposes only.



We love the views and the quiet location. we have loved living here over the years. The neighbours are great.. we will miss the place very much. Its a wonderful location, surrounded by farmland. The school is literally over the road and its only a short walk to the shops.

Comments by the Homeowner



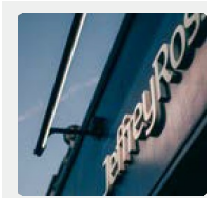


School Close

Nelson, Treharris, CF46 6HZ

Offers In Excess Of
£550,000

 6 Bedroom(s)  2 Bathroom(s)  2582.00 sq ft



Contact our
Brinsons Caerphilly Branch
029 20867711

Situated in the popular and delightful area of School Close, Nelson, Treharris, this impressive six-bedroom family home offers an exceptional amount of space, versatility and comfort, extending to approximately 2,582 sq ft.

Perfectly suited to modern family life, the property boasts six generously proportioned double bedrooms alongside four reception rooms, providing an abundance of space for everyone to enjoy. Whether you need dedicated areas for working from home, entertaining, relaxing, a home gym or a children's playroom, this home offers the flexibility to accommodate it all.

The property benefits from two well-appointed bathrooms, including a family bathroom and an en-suite to the master bedroom, together with a convenient downstairs WC.

The kitchen has been thoughtfully refreshed over the years, featuring new worktops, freshly painted cabinets and modern appliances, including a new cooker, hob and dishwasher. The flooring and carpets have also been renewed, giving the home a fresh and welcoming feel.

Further enhancing the property's versatility is the garage conversion, completed approximately two years ago, creating an additional useful area that can be tailored to suit your family's individual needs.

Practicality has also been well considered, with a useful utility space, an annually serviced boiler and parking for up to four vehicles.

Outside, the property provides valuable off-road parking, while its location offers the appeal of a friendly residential community and convenient access to local amenities.

With its generous proportions, flexible accommodation and impressive six-bedroom layout, this is a home that offers genuine scope for a growing family to enjoy for many years to come.

A property of this size and versatility deserves to be viewed to be fully appreciated.

Call the office today on 02920 499680 to arrange your viewing.



Hallway	Bedroom 11'11" x 12'11" (3.65 x 3.94)
Living Room 4.36 x 4.39 (1.22m.10.97m x 1.22m.11.89m)	Bedroom 17'11" x 11'8" (5.47 x 3.58)
Sun Room	Bedroom 15'0" x 12'0" (4.59 x 3.68)
Kitchen / Diner 23'7" x 11'8" (7.21 x 3.58)	Bathroom
W/C	to the 2nd floor
Utility Store	Bedroom 17'6" x 10'6" (5.34 x 3.21)
Dining Room 9'2" x 15'10" (2.80 x 4.83)	Bedroom 15'1" x 10'9" (4.60 x 3.3)
Sitting Room 9'1" x 15'10" (2.79 x 4.83)	Band G
to the first floor	Schools
Landing	Welsh Medium Primary School : Y.G. BRO ALLTA Welsh Medium Secondary School : YSGOL GYFUN CWM RHYMNI English Medium Primary School : LLANFABON INFANTS/ LLANCAEACH JUNIOR English Medium Secondary School : LEWIS SCHOOL PENGAM/ LEWIS GIRLS COMPREHENSIVE SCHOOL
Bedroom 14'7" x 13'8" (4.47 x 4.18)	Council Tax
Ensuite	Band G









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

