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VALE

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BRISTOL



Harrier Avenue

PENALLTA



This is a beautifully presented 'Redrow' Home. The quality of finish is a very good standard. You really could move straight in. With driveway parking, Kitchen Island, Downstairs W/C and the en-suite for the master bedroom, make this a perfect home for young families or young professionals alike. Call the office on 02920 499680 and book your viewing today!

Comments by Mr Ollie Vincent

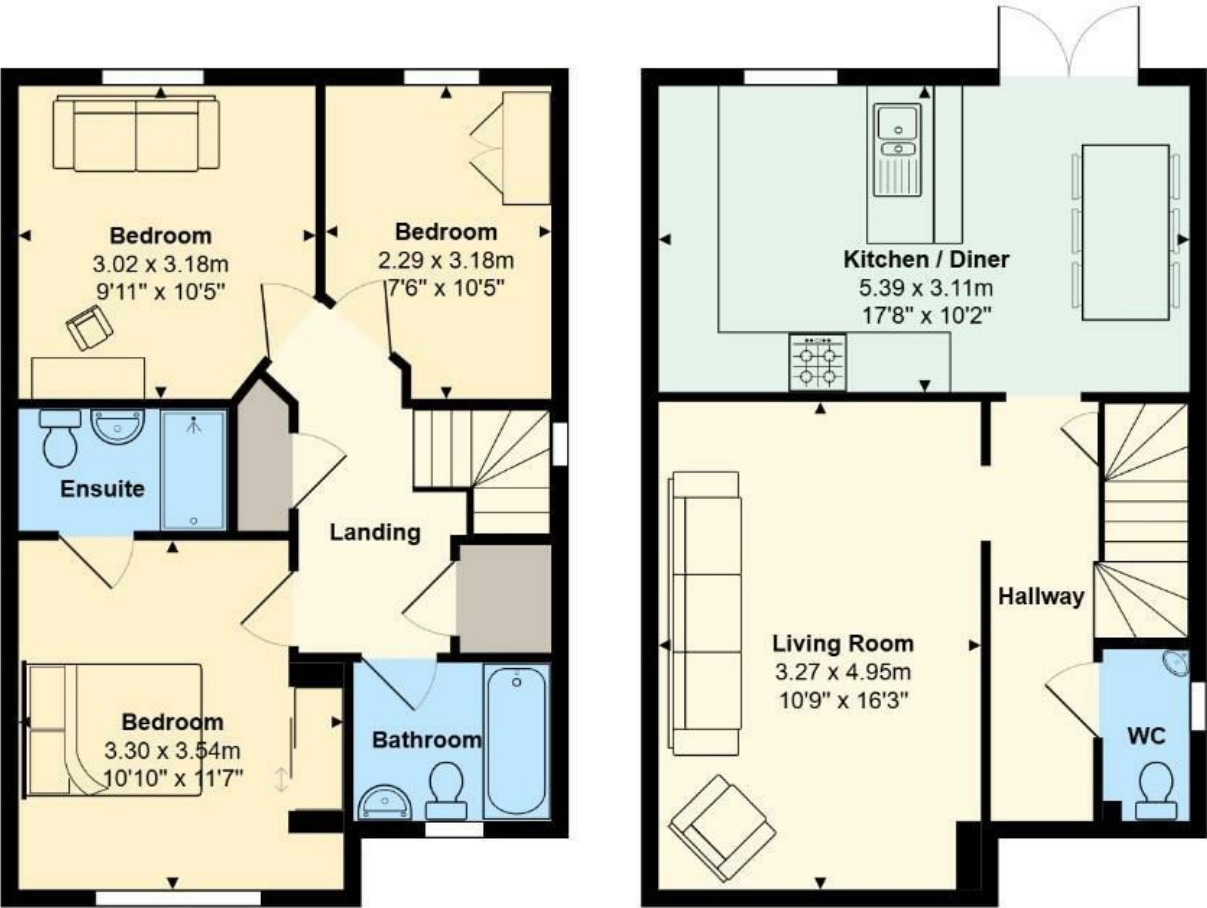


Property Specialist
Mr Ollie Vincent
Senior valuer

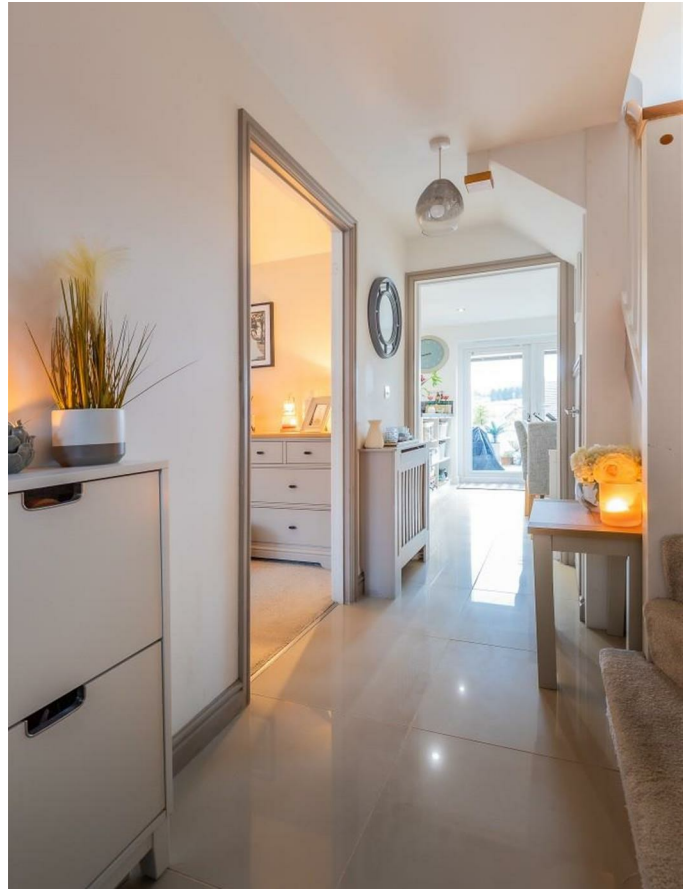
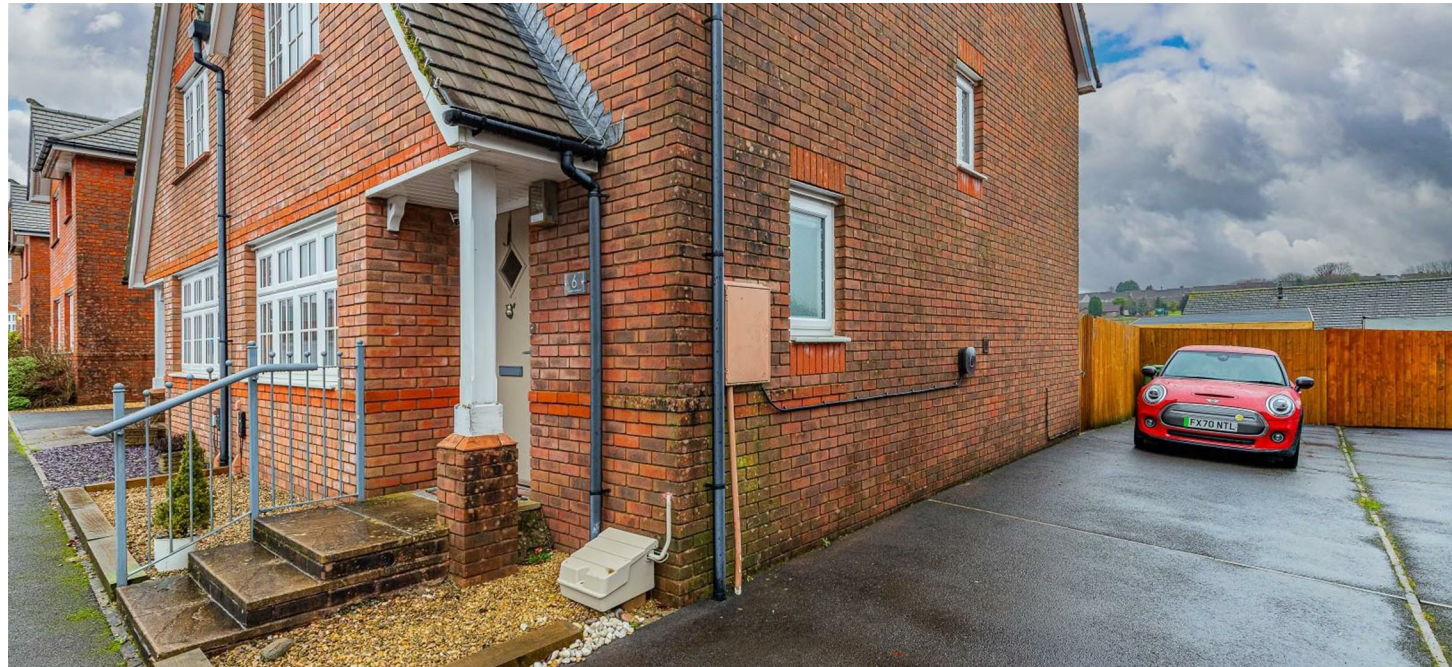
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Harrier Avenue



Total Area: 85.2 m² ... 917 ft²
All measurements are approximate and for display purposes only



Harrier Avenue

Penallta, Caerphilly County Borough, CF82 6BD

Asking Price

£280,000



3 Bedroom(s)



2 Bathroom(s)



917.00 sq ft



Contact our
Brinsons Caerphilly Branch
029 20867711

Situated in the charming locale of Harrier Avenue, Penallta, this delightful semi-detached house presents an exceptional opportunity for those seeking a comfortable and convenient home. Spanning an impressive 917 square feet, the property features three well-proportioned bedrooms, making it ideal for families or individuals desiring extra space.

Upon entering, you are greeted by a spacious reception room that exudes warmth and invites relaxation, perfect for unwinding or entertaining guests. The thoughtfully designed layout ensures a seamless flow between the living areas and the bedrooms, enhancing the overall living experience. The master bedroom is particularly noteworthy, boasting fitted wardrobes and a beautifully appointed en-suite bathroom, providing a private retreat.

In addition to the en-suite, the property includes a downstairs W/C and a family bathroom, both fitted with contemporary fixtures that marry style with functionality. This arrangement is especially beneficial for larger households, ensuring convenience in daily routines.

Outside, the property offers ample parking space for up to three vehicles, a valuable asset in today's busy world. This feature not only enhances accessibility but also provides peace of mind for homeowners with multiple cars. Furthermore, an EV charger has been recently installed, catering to modern needs.

Situated in the picturesque Penalta, residents can enjoy an array of scenic walks in the surrounding nature and countryside. The home is enveloped by a friendly community and boasts easy access to local amenities, schools, and transport links. Whether you are looking to settle down or invest, this semi-detached house on Harrier Avenue is a splendid choice for those wishing to embrace a comfortable lifestyle in a desirable location.

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Hallway	Council Tax
W/C	Band - D
Living Room 10'8" x 16'2" (3.27 x 4.95)	School Catchment
Kitchen / Diner 17'8" x 10'2" (5.39 x 3.11)	Welsh Medium Primary School : YSGOL PENALLTAU
Landing	Welsh Medium Secondary School : YSGOL GYFUN CWM RHYMNI
Bedroom 1 10'9" x 11'7" (3.30 x 3.54)	English Medium Primary School : YSTRAD MYNACH PRIMARY
En-suite	English Medium Secondary School : LEWIS SCHOOL PENGAM/
Bedroom 2 9'10" x 10'5" (3.02 x 3.18)	LEWIS GIRLS COMPREHENSIVE SCHOOL
Bedroom 3 7'6" x 10'5" (2.29 x 3.18)	
Bathroom	
Tenure	
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.	









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

