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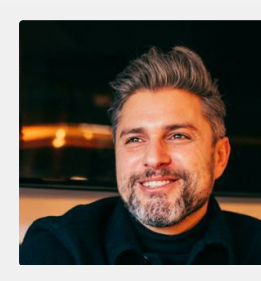
Cwm-Dylan Close

RHIWDERIN HEIGHTS



Set within the highly desirable area Cwm-Dylan Close, within Rhiwderin Heights (Bassaleg, Newport) this beautifully presented three-bedroom semi-detached residence offers generous proportions, refined living spaces, and an enviable location close to the town centre. The garage conversion is a great additional space, offering plenty of versatility as an extra reception room, a study, play room or even an additional bedroom. Immaculately presented throughout.

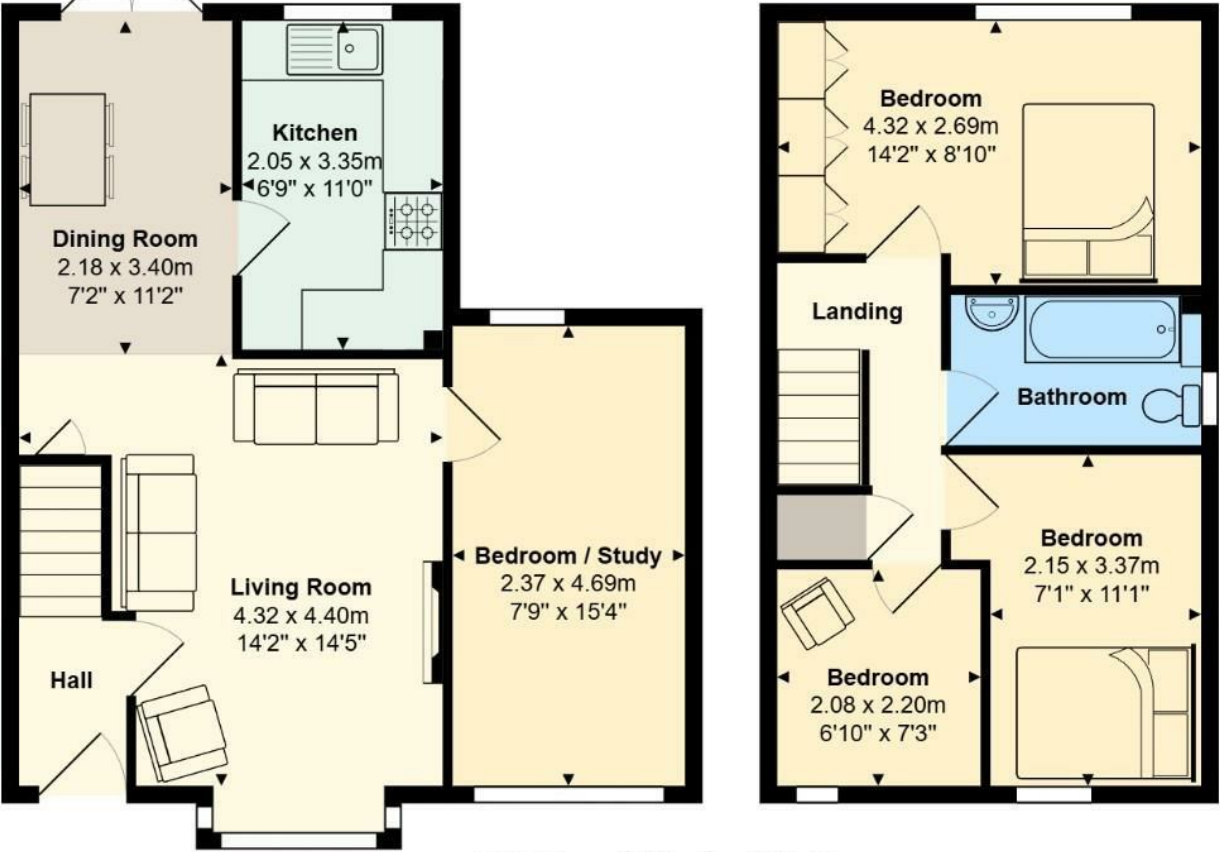
Comments by Mr Ollie Vincent



Property Specialist
Mr Ollie Vincent
Senior valuer

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Cwm-Dylan Close



Total Area: 79.8 m² ... 859 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





Cwm-Dylan Close

Rhiwderin Heights, Bassaleg, NP10 8JR

Offers Invited

£260,000



3 Bedroom(s)



1 Bathroom(s)



859.00 sq ft



Contact our
Brinsons Caerphilly Branch
029 20867711

Nestled in the charming setting of Cwm-Dylan Close, within the sought-after Rhiwderin Heights area of Bassaleg, this delightful semi-detached home offers an excellent opportunity for families and first-time buyers alike.

Spanning approximately 859 sq ft, the property boasts three versatile reception rooms, providing ample space for both relaxing and entertaining. The well-proportioned layout continues upstairs with three comfortable bedrooms, including a spacious rear bedroom complete with fitted wardrobes, creating a peaceful and practical retreat.

The home also benefits from a thoughtfully converted garage, currently used as an art and music room. This flexible space could easily serve as a home office, children's playroom, or even an additional bedroom, depending on your needs.

The bathroom is well-appointed and functional, catering perfectly to modern family living. Outside, the property features driveway parking and a beautifully landscaped garden—ideal for enjoying outdoor time with family and friends.

Recent improvements include a new boiler and updated piping, ensuring the home is ready for immediate enjoyment. A newly installed electric fire adds further warmth and comfort to the living area.

Situated in a friendly and welcoming neighbourhood, the property is conveniently located close to local amenities and excellent transport links, making day-to-day living both easy and enjoyable.

This is a wonderful opportunity to secure a well-presented home in a desirable location. Early viewing is highly recommended to fully appreciate all that this property has to offer.



Hall	School Catchment
Living Room 14'2" x 14'5" (4.32 x 4.40)	Your catchment English medium primary for admission from July 2023 onwards is Pentrepoeth Primary
Dining Room 7'1" x 11'1" (2.18 x 3.40)	Your catchment English-medium secondary effective from 2021 is Bassaleg School
Kitchen 6'8" x 10'11" (2.05 x 3.35)	Your catchment Welsh-medium primary effective from 2021 is Ysgol Gymraeg Nant Gwenni
Study / Bedroom	Your catchment Welsh-medium secondary is Ysgol Gyfun Gwent Is Coed, Newport
to the first floor	Tenure
Landing	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Bedroom 14'2" x 8'9" (4.32 x 2.69)	
Bedroom 7'0" x 11'0" (2.15 x 3.37)	
Bedroom 6'9" x 7'2" (2.08 x 2.20)	
Bathroom	
Council Tax	
Band D	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	71	77
(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	

