www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL



Heol Barri

ENERGLYN



A charming two-bedroom semi-detached home, ideally situated in the sought-after area of Energlyn, Caerphilly. Offering well-proportioned accommodation, parking for two vehicles and excellent transport links, this delightful property is offered with no onward chain and is ideal for first-time buyers or those looking to downsize.

Comments by Lauren Williams



Property Specialist

Lauren Williams

Sales Negotiator

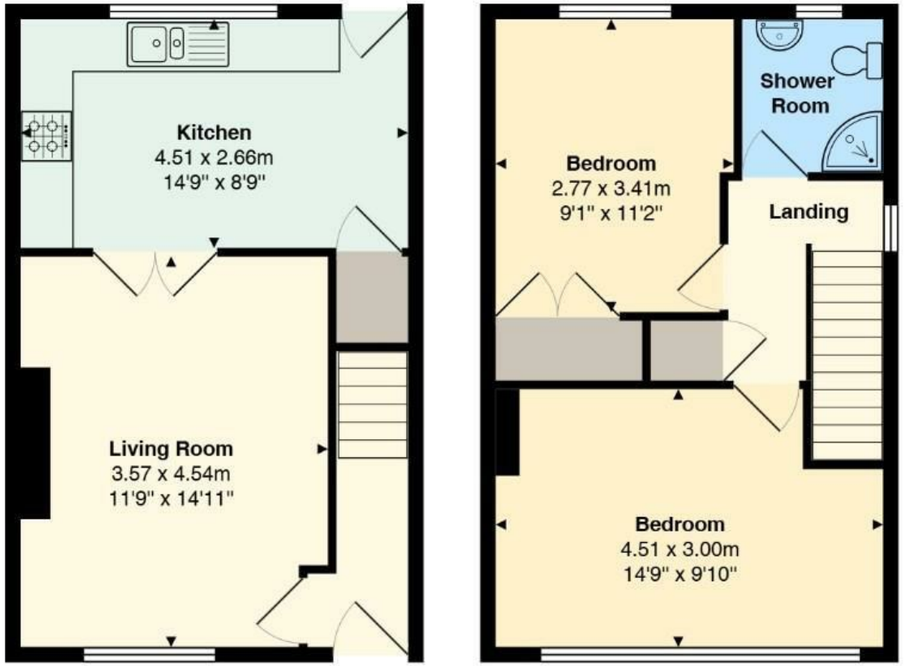
lauren.williams@brinsons.co.uk

Properties of this type are highly sought after, so an early viewing is strongly recommended to fully appreciate the accommodation, convenient location and excellent potential this lovely home has to offer.

Comments by the Homeowner

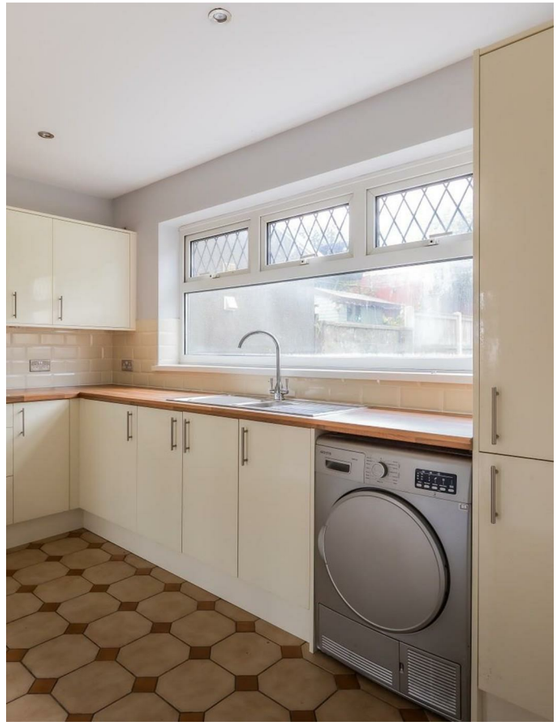


53 Heol Barri



Total Area: 65.8 m² ... 709 ft²

All measurements are approximate and for display purposes only





Heol Barri

Energlyn, Caerphilly, CF83 2LX

Offers In The Region Of

£210,000

2 Bedroom(s) | 1 Bathroom(s) | 709.00 sq ft



Contact our

Brinsons Caerphilly Branch

029 20867711

Charming Two-Bedroom Semi-Detached Home in Energlyn

Situated in the sought-after area of Heol Barri, Energlyn, Caerphilly, this charming two-bedroom semi-detached home offers an excellent opportunity for first-time buyers, downsizers or those seeking a conveniently located home.

The property features a well-proportioned reception room, providing a comfortable space for relaxing and entertaining. Both bedrooms offer good-sized accommodation, making the home equally suited to a couple, small family or those looking for additional space for a home office or guest room.

A particular highlight is the off-road parking for two vehicles, a highly desirable feature in this popular residential location.

The property is ideally positioned within walking distance of the local train station, providing convenient transport links for commuters, while a range of everyday amenities and local facilities are also close by. Families will further benefit from the area's established school catchments.

Offered for sale with no onward chain, this home is ready for its next owner to move in and make their own.

An early viewing is highly recommended to fully appreciate the accommodation, location and convenience this delightful home has to offer.

*** FREEHOLD WILL BE PURCHASED ON COMPLETION ***



Hallway

Living room 11'8" x 14'10" (3.57 x 4.54)

Kitchen 14'9" x 8'8" (4.51 x 2.66)

Bedroom 1 14'9" x 9'10" (4.51 x 3.00)

Bedroom 2 9'1" x 11'2" (2.77 x 3.41)

Shower Room

Council Tax

Band - D

Tenure

*** FREEHOLD WILL BE PURCHASED ON COMPLETION ***

School Catchments

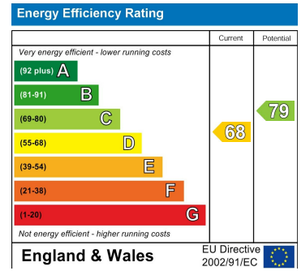
Welsh Medium Primary School : Y.G.G. CAERFFILI
Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI
English Medium Primary School : PLASYFELIN PRIMARY
English Medium Secondary School : BEDWAS HIGH SCHOOL










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
68
79
England & Wales
EU Directive 2002/91/EC



