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CARDIFF

VALE

CAERPHILLY

BRISTOL



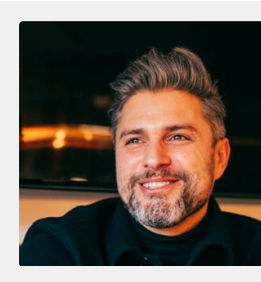
Nantysfelin

DRAETHEN



A must see! A truly unique find in the very special village of Draethen.. Sold as chain free for an easy purchase. It has been tastefully updated, and is beautifully presented.. Its such a cosy space. Light the fire and get ready for autumn!

Comments by Mr Ollie Vincent



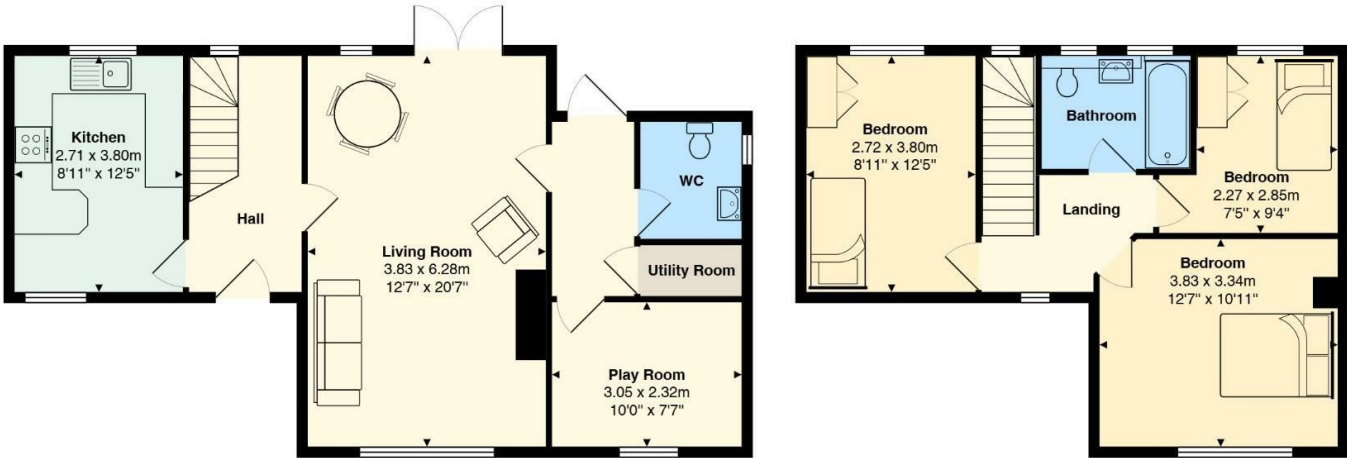
Property Specialist

Mr Ollie Vincent

Senior valuer

ollie.vincent@jeffreygross.co.uk

Nantfelin



Total Area: 100.5 m² ... 1081 ft²
All measurements are approximate and for display purposes only

We have absolutely loved living here. We are surrounded by nature and it is beautiful. We love seeing the differences as the seasons change. The Pub has recently been taken over and will be reopening soon. It's been an amazing community!

Comments by the Homeowner





Nantyfelin

Draethen, Newport, NP10 8GE

Asking Price

£400,000



3 Bedroom(s)



1 Bathroom(s)



1081.00 sq ft



Contact our
Brinsons Caerphilly Branch
029 20867711

Located in the picturesque village of Nantyfelin, Draethen, Newport, this beautifully presented semi-detached house, originally built in the late 1950s, offers a delightful blend of character and modern comfort. Spanning an impressive 1,081 square feet, the property features two spacious reception rooms and three well-proportioned bedrooms, making it an ideal home for families or those seeking a serene village lifestyle.

The home has undergone significant improvements over the past seven years, ensuring it meets contemporary standards while retaining its charm. Recent updates include a stylish new Wren kitchen ensuring a contemporary and functional space for culinary enthusiasts. The bathroom has also been tastefully modernised, providing a fresh and inviting atmosphere.

Throughout the property, the walls and ceilings have been skimmed, enhancing the overall aesthetic appeal. The installation of a new boiler enhances energy efficiency, while the addition of new facias, guttering, and a garden gate adds to the property's appeal. The interior boasts new wooden flooring and carpets, providing a warm and inviting atmosphere.

The log burner in the living room is another perfect addition for village life, tucked away in the beautiful countryside.

Draethen is renowned for its charm and tranquillity, surrounded by stunning countryside, yet it remains conveniently close to Machen village, offering excellent connectivity to nearby amenities.

This property is perfect for those who appreciate the beauty of rural living without sacrificing convenience. With its generous living space and thoughtful updates, this home is ready for you to move in and enjoy the peaceful lifestyle it offers. Don't miss the opportunity to make this lovely house your new home.



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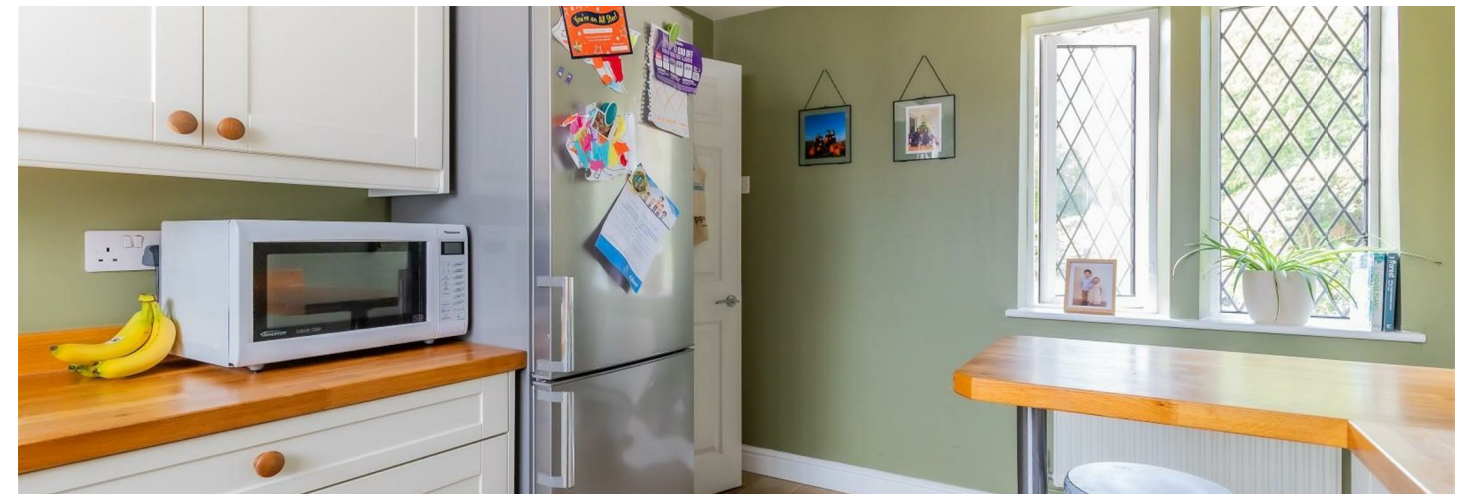
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Hall	Tenure We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Kitchen 8'10" x 12'5" (2.71 x 3.80)	
Living Room 12'6" x 20'7" (3.83 x 6.28)	Council Tax Band Band F
W/C	School Catchment Welsh Medium Primary School : Y.G.G. CAERFFILI Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI English Medium Primary School : RHYDRI PRIMARY English Medium Secondary School : ST. MARTINS COMPREHENSIVE SCHOOL
Utility Room	
Play Room 10'0" x 7'7" (3.05 x 2.32)	
to the first floor	
Landing	
Bedroom 12'6" x 10'11" (3.83 x 3.34)	
Bedroom 2.72 x 3.80	
Bedroom 7'5" x 9'4" (2.27 x 2.85)	
Bathroom	









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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

