

CAERPHILLY'S HOME FOR  
STYLISH SALES  
& LETTINGS

BRINSONS



SIR STAFFORD CLOSE  
CAERPHILLY





#### ENTRANCE PORCH

#### DOWNSTAIRS WC

#### LIVING ROOM/DINING ROOM

4.27m x 7.47m (14 x 24'6)

#### KITCHEN

2.57m x 2.84m (8'5 x 9'4)

#### BATHROOM

1.91m x 2.01m (6'3 x 6'7)

#### BEDROOM 1

3.23m x 3.28m (10'7 x 10'9)

#### BEDROOM 2

2.97m x 4.04m (9'9 x 13'3)

#### BEDROOM 3

2.16m x 3.23m (7'1 x 10'7 )

#### COUNCIL TAX

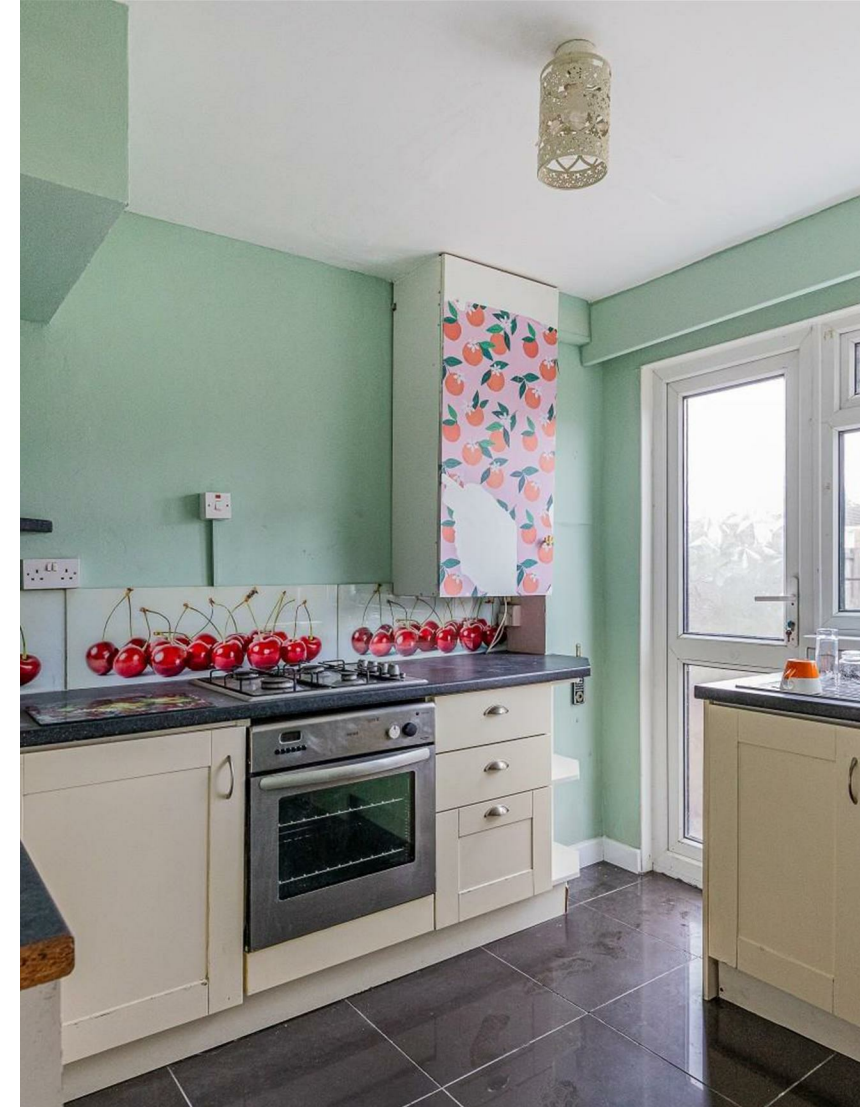
BAND - C

#### TENURE

This property will be freehold 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







# SIR STAFFORD CLOSE

, CF83 3BB - £220,000



3 Bedroom(s)

1 Bathroom(s)

879.00 sq ft

Charming Three-Bedroom Link Semi-Detached Home in  
Caerphilly

Located in the highly desirable Sir Stafford Close, this attractive link semi-detached property presents an excellent opportunity for first-time buyers, families, and investors alike.

The home offers three well-proportioned bedrooms, providing flexible accommodation ideal for modern family living or home-working needs. A welcoming reception room creates a comfortable space for relaxing or entertaining.

Occupying a larger-than-average plot, the property benefits from a beautifully maintained rear garden, complete with a summer house—perfect for outdoor dining, hobbies, or simply enjoying peaceful summer days.

Further advantages include a garage located on block and an allocated parking space, adding practicality and convenience for residents.

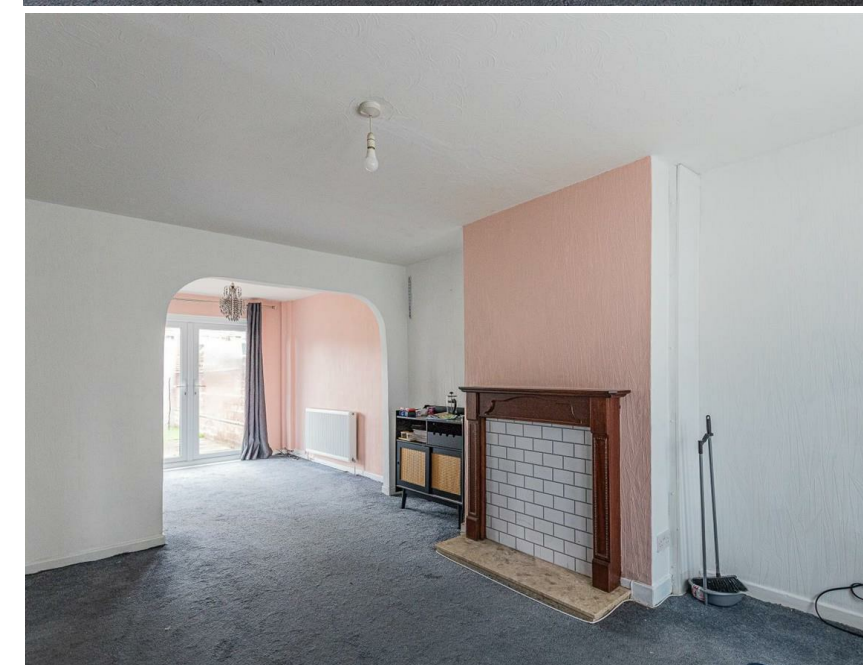
Combining comfort, convenience, and strong investment potential, this appealing home is not to be missed.

EPC Rating: C  
Council Tax Band: C  
Tenure: Freehold

Early viewing is highly recommended to fully appreciate everything this home has to offer.

## PROPERTY SPECIALIST

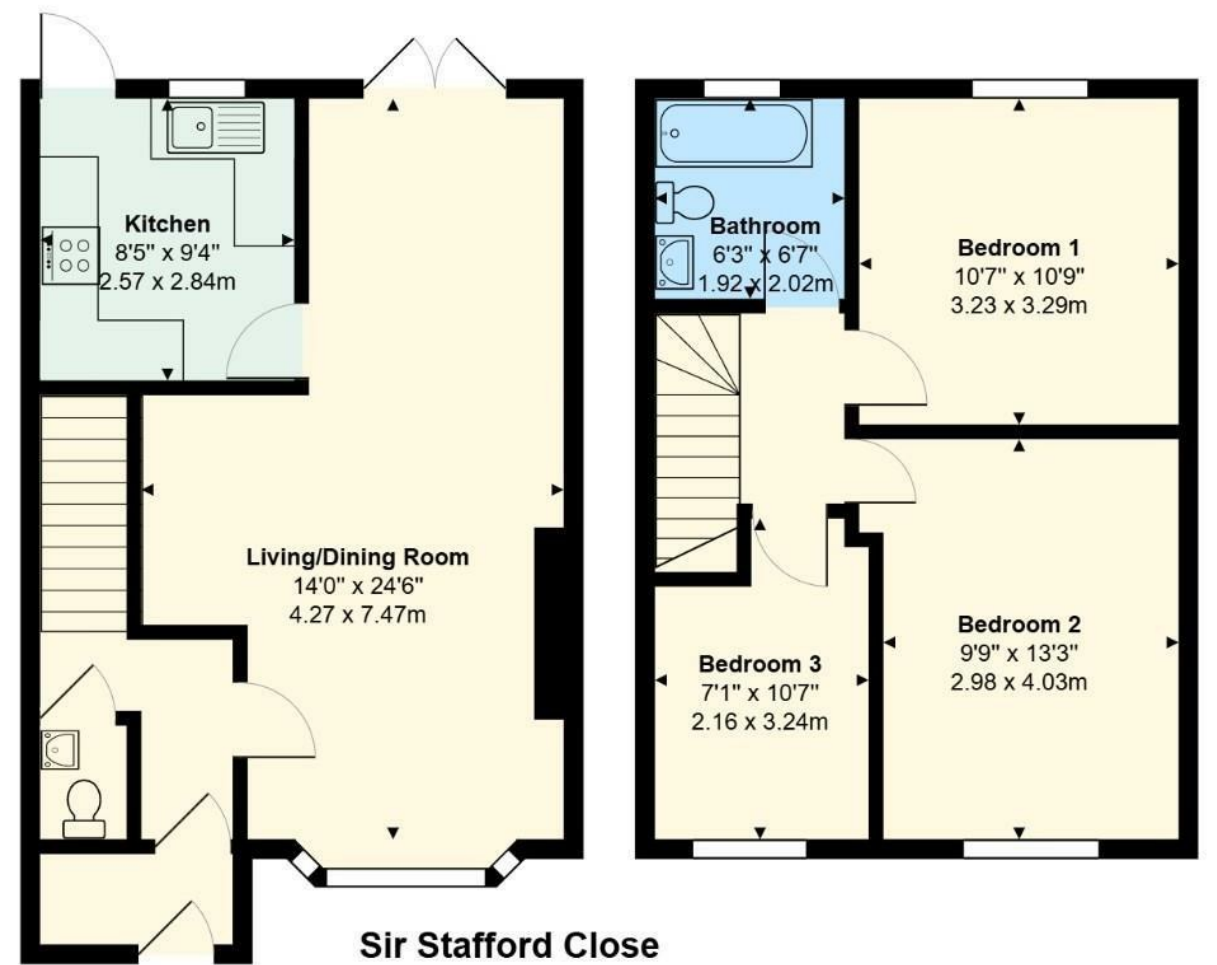
Lauren Williams  
lauren.williams@brinsons.co.uk  
02920 867711  
Sales Negotiator







Sir Stafford Close, Caerphilly



Total Area: 879 ft² ... 81.7 m²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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