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CARDIFF VALE CAERPHILLY BRISTOL



Ffordd Penrhos

CAERPHILLY



A superbly proportioned three-bedroom detached home offering approximately 1,347 sq ft of versatile living accommodation, two reception rooms, an en-suite principal bedroom and generous off-road parking for up to four vehicles, situated in the popular Ffordd Penrhos area of Caerphilly.

Comments by Mr Ollie Vincent

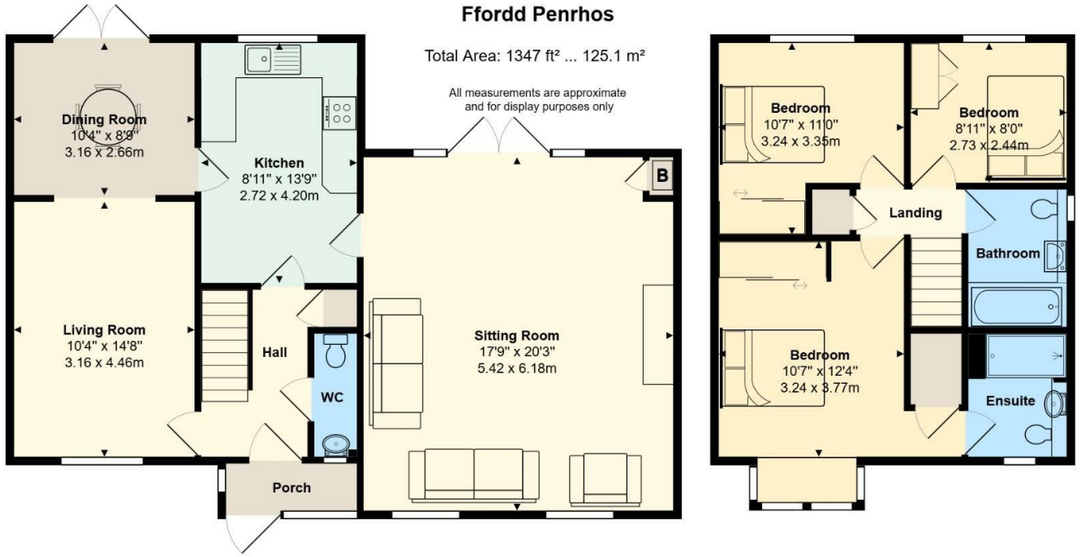


Property Specialist

Mr Ollie Vincent

Senior valuer

ollie.vincent@jeffreyross.co.uk

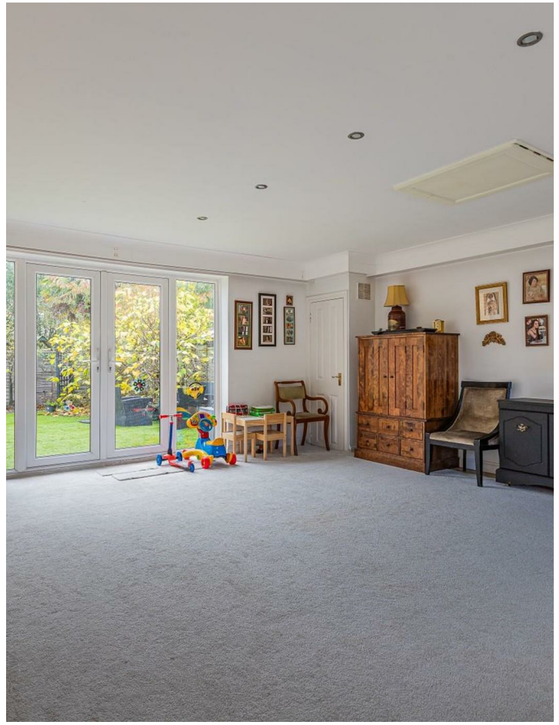


I have loved living here. The additional living space downstairs has been wonderful. I hope the new buyers enjoy the garden and extra space as much as I have over the years.

Comments by the Homeowner









Ffordd Penrhos

Caerphilly, Caerphilly, CF83 2BA

Asking Price

£400,000

3 Bedroom(s) | 2 Bathroom(s) | 1347.00 sq ft



Contact our

Brinsons Caerphilly Branch

029 20867711

Built in 2001 and offering approximately 1,347 sq ft of thoughtfully arranged accommodation, this attractive detached property provides an excellent balance of space, comfort and practicality, making it an appealing choice for families, professionals or those looking for a little more room.

On entering the property, you are welcomed by a spacious layout featuring two reception rooms, providing versatile areas for relaxing, entertaining or working from home. The accommodation flows naturally throughout, creating a comfortable and practical environment for everyday living.

The property offers three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite bathroom. A further family bathroom serves the remaining bedrooms, providing convenience for busy households.

Externally, one of the property's particular advantages is its generous off-road parking, with space for up to four vehicles. This valuable feature provides excellent practicality and is complemented by the property's attractive detached design.

Located in the sought-after Ffordd Penrhos area of Caerphilly, the property is conveniently positioned for local amenities, schools and transport links, offering a well-connected setting for both families and commuters.

With its generous accommodation, modern construction, versatile living spaces and ample parking, this is a home that offers plenty of scope for comfortable contemporary living.

Early viewing is highly recommended to fully appreciate the space and position this property has to offer.





Porch

Hall

W/C

Living Room 10'4" x 14'7" (3.16 x 4.46)

Dining Room 10'4" x 8'8" (3.16 x 2.66)

Kitchen 8'11" x 13'9" (2.72 x 4.20)

Sitting Room 17'9" x 20'3" (5.42 x 6.18)

to the first floor

Landing

Bedroom 1 10'7" x 12'4" (3.24 x 3.77)

En-suite

Bedroom 2 10'7" x 10'11" (3.24 x 3.35)

Bedroom 3 8'11" x 8'0" (2.73 x 2.44)

Bathroom

Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Council Tax

Band E

School Catchment

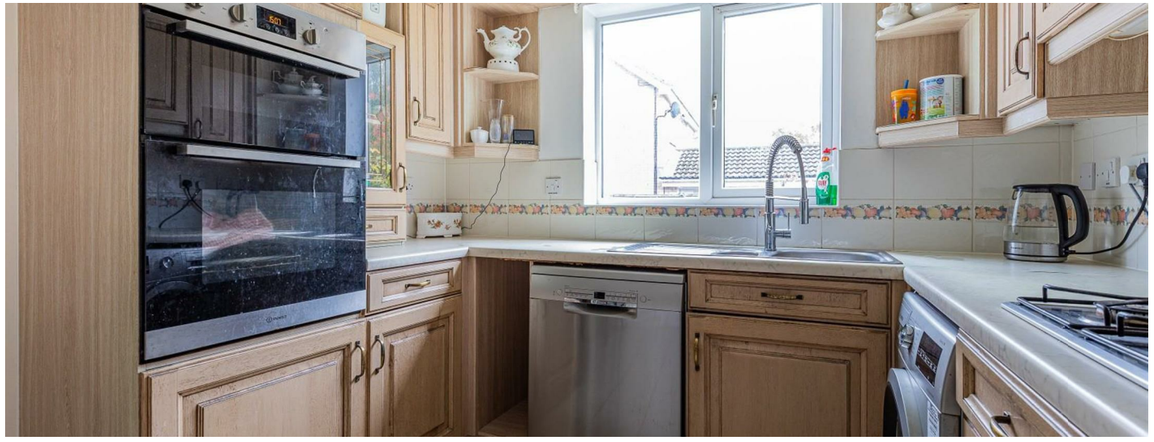
Welsh Medium Primary School : Y.G.G. CAERFFILI
Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI
English Medium Primary School : HENDRE INFANTS / HENDRE JUNIOR
English Medium Secondary School : ST CENYDD COMPREHENSIVE SCHOOL









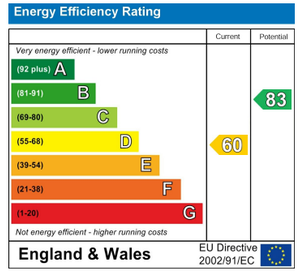











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
60
83
England & Wales
EU Directive 2002/91/EC



