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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Heol-y-Glyn*

TREHARRIS



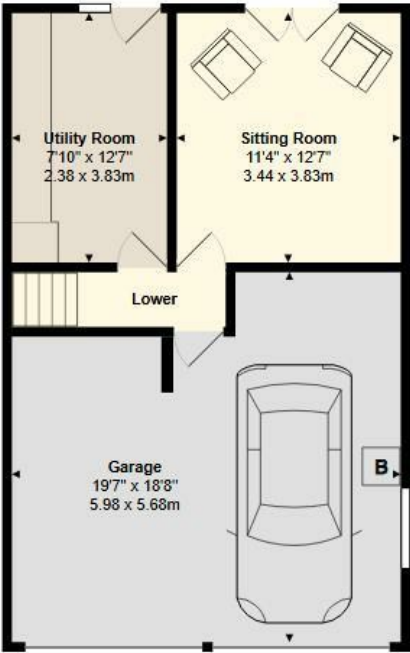
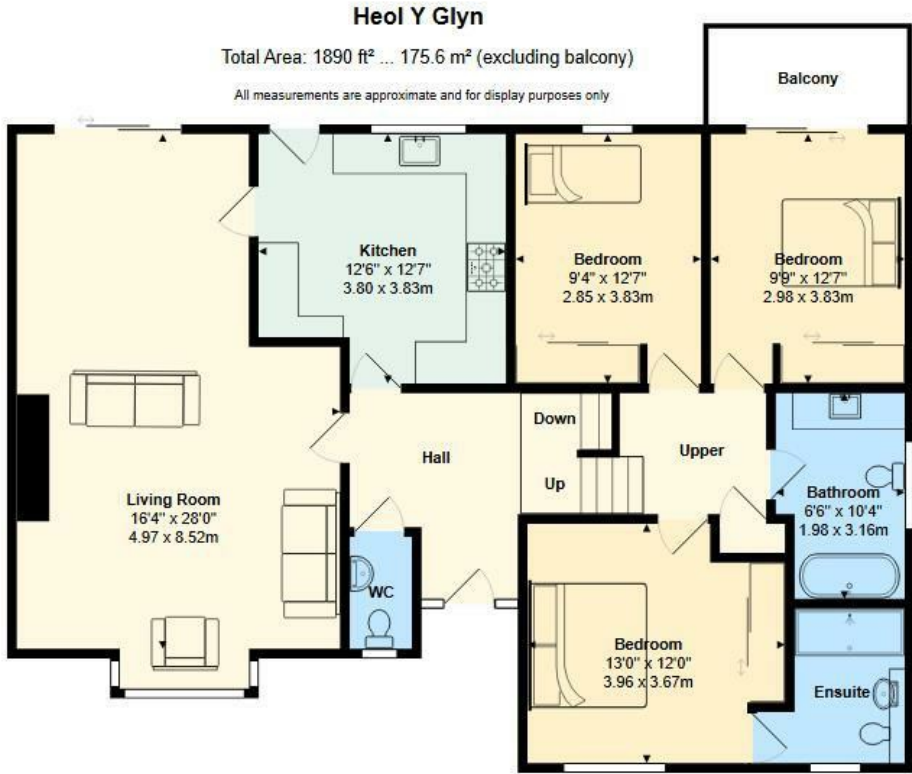


Comments by Lauren Williams



**Property Specialist**  
**Lauren Williams**  
Sales Negotiator

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*Nestled in the peaceful and highly sought-after area of Heol-Y-Glyn, Treharris, this exceptional detached home combines comfort, space, and elegance to create the perfect family retreat. Offering approximately 1,890 square feet of well-designed living space, this residence features three generously sized bedrooms, ideal for growing families or those looking for extra room to relax and entertain.*

Comments by the Homeowner







# Heol-Y-Glyn

Treharris, Treharris, CF46 5RX

Asking Price

£400,000



3 Bedroom(s)



2 Bathroom(s)



1890.00 sq ft



Contact our  
**Brinsons Caerphilly Branch**  
029 20867711

Spacious Detached Home in Heol-Y-Glyn, Treharris

Discover the perfect blend of comfort, space, and versatility in this impressive detached residence located in the highly sought-after Heol-Y-Glyn area of Treharris. With approximately 1,890 sq ft of living space, this home offers an exceptional opportunity for families seeking room to grow in a peaceful yet well-connected community.

- Key Features:
- Three generously sized bedrooms, with the flexibility to convert an additional reception room into a fourth bedroom
  - Open-plan living and dining area that fosters connection and effortless entertaining
  - Separate utility room for added convenience and clutter-free living
  - Two modern bathrooms, designed for comfort and functionality
  - Double garage plus driveway parking for up to three vehicles
  - Generous plot offering outdoor space and potential for further development

Location Highlights:

Situated in a tranquil residential setting, this home enjoys proximity to local amenities, schools, and transport links—making daily life both serene and practical. Whether you're commuting or enjoying the nearby countryside, Heol-Y-Glyn offers the best of both worlds.

Council tax - E  
EPC - C  
Tenure - Freehold





Hall	Council Tax
WC	BAND - E
Living room 16'4" x 28'0" (4.98m x 8.55m)	Tenure
Kitchen 12'6 x 12'7 (3.81m x 3.84m)	Freehold
Bedroom 1 13'0 x 12'0 (3.96m x 3.66m)	School Catchment Areas
Bedroom 2 9'9 x 12'7 (2.97m x 3.84m )	Edwardsville- Primary Secondary School
Bedroom 3 9'4 x 12'7 (2.84m x 3.84m)	Afon- Taf High School
Bathroom 6'6 x 10'4 (1.98m x 3.15m )	Welsh School- Ysgol Rhyd y Grug
Ensuite	Roman Catholic School- St Mary's RC Primary
Utility Room 7'10 x 12'7 (2.39m x 3.84m)	
Sitting Room/Bedroom 4 11'4 x 12'7 (3.45m x 3.84m )	
Garage 19'7 x 18'8 (5.97m x 5.69m)	









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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 