

FOR SALE



# School Close

*Nelson, Treharris, CF46 6HZ*

NELSON, TREHARRIS

# School Close

*Nelson, Treharris, CF46 6HZ*

OFFERS IN EXCESS OF

## £525,000

6 BEDROOMS

2 BATHROOMS

4 RECEPTIONS

2,582 SQ FT





*Set within a quiet and calm cul de sac, this beautifully presented six-bedroom detached, house offers generous proportions, refined living spaces, and an enviable location with excellent parking options. The property has been beautifully maintained for the duration of ownership. The views are fabulous and the property is perfect for families.*



OLLIE VINCENT  
AREA VALUER / NEGOTIATOR · CAERPHILLY



## THE PROPERTY

Situated in the popular and delightful area of School Close, Nelson, Treharris, this impressive six-bedroom family home offers an exceptional amount of space, versatility and comfort, extending to approximately 2,582 sq ft.

Perfectly suited to modern family life, the property boasts six generously proportioned double bedrooms alongside four reception rooms, providing an abundance of space for everyone to enjoy. Whether you need dedicated areas for working from home, entertaining, relaxing, a home gym or a children's playroom, this home offers the flexibility to accommodate it all.

The property benefits from two well-appointed bathrooms, including a family bathroom and an en-suite to the master bedroom, together with a convenient downstairs WC.

The kitchen has been thoughtfully refreshed over the years, featuring new worktops, freshly painted cabinets and modern appliances, including a new cooker, hob and dishwasher. The flooring and carpets have also been renewed, giving the home a fresh and welcoming feel.

Further enhancing the property's versatility is the garage conversion, completed approximately two years ago, creating an additional useful area that can be tailored to suit your family's individual needs.

Practicality has also been well considered, with a useful utility space, an annually serviced boiler and parking for up to four vehicles.

Outside, the property provides valuable off-road parking, while its location offers the appeal of a friendly residential community and convenient access to local amenities.

With its generous proportions, flexible accommodation and impressive six-bedroom layout, this is a home that offers genuine scope for a growing family to enjoy for many years to come.

A property of this size and versatility deserves to be viewed to be fully appreciated.

Call the office today on 02920 499680 to arrange your viewing.

## KEY FEATURES

2582 SQFT

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6 DOUBLE BEDROOMS

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4 RECEPTION ROOMS

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2 BATHROOMS, INCLUDING A MASTER EN-SUITE

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DOWNSTAIRS WC

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UTILITY SPACE

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UPDATED KITCHEN WITH NEW WORKTOPS, PAINTED CABINETS, COOKER,  
HOB AND DISHWASHER

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REFRESHED FLOORING AND CARPETS

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GARAGE CONVERTED APPROXIMATELY 2 YEARS AGO

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FLEXIBLE ROOMS SUITABLE FOR A HOME OFFICE, GYM, PLAYROOM OR  
ADDITIONAL LIVING SPACE



INSIDE



INSIDE



*We love the views and the quiet location.  
we have loved living here over the years.  
The neighbours are great.. we will miss the  
place very much. Its a wonderful location,  
surrounded by farmland. The school  
isliterally over the road and its only a short  
walk to the shops.*

THE OWNERS

NELSON, TREHARRIS



ACCOMMODATION

|                 |                             |
|-----------------|-----------------------------|
| LIVING ROOM     | 1.22m.10.97m x 1.22m.11.89m |
| KITCHEN / DINER | 7.21 x 3.58                 |
| DINING ROOM     | 2.80 x 4.83                 |
| SITTING ROOM    | 2.79 x 4.83                 |
| BEDROOM         | 4.47 x 4.18                 |
| BEDROOM         | 3.65 x 3.94                 |
| BEDROOM         | 5.47 x 3.58                 |
| BEDROOM         | 4.59 x 3.68                 |
| BEDROOM         | 5.34 x 3.21                 |
| BEDROOM         | 4.60 x 3.3                  |

*Band G*

SCHOOLS

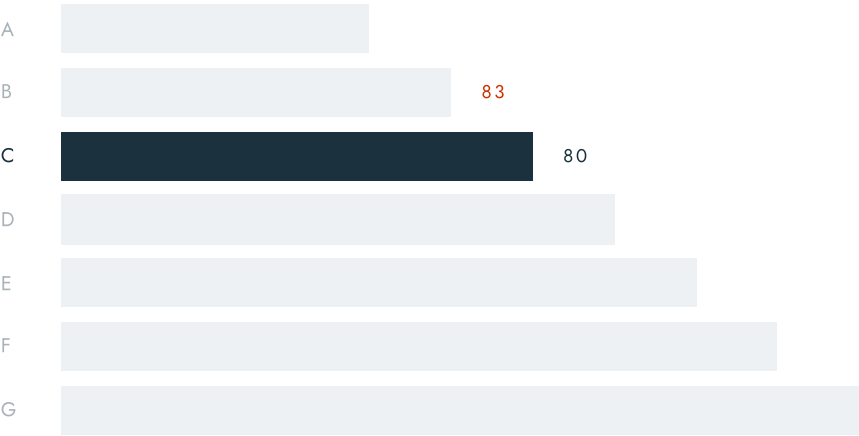
*Welsh Medium Primary School : Y.G. BRO ALLTA Welsh Medium  
Secondary School : YSGOL GYFUN CWM RHYMNI English  
Medium Primary School : LLANFABON INFANTS/  
LLANCAEACH JUNIOR English Medium Secondary School :  
LEWIS SCHOOL PENGAM/ LEWIS GIRLS COMPREHENSIVE  
SCHOOL*

FLOORPLAN



# Energy efficiency

Currently band C, with the potential to reach band B.



Rating 80 · potential 83. The full certificate is available on request and on the property's page at [jeffreyross.co.uk](http://jeffreyross.co.uk).

|               |                                                                                            |
|---------------|--------------------------------------------------------------------------------------------|
| PROPERTY TYPE | HOUSE - DETACHED                                                                           |
| INTERNAL AREA | 2,582 SQ FT                                                                                |
| TENURE        | FREEHOLD                                                                                   |
| COUNCIL TAX   | BAND G · ABOUT £3,471 A YEAR<br><i>Caerphilly County Borough Council, 2026/27 estimate</i> |
| EPC RATING    | 80 · POTENTIAL 83                                                                          |

COME AND SEE IT

# Arrange a viewing

*Our Caerphilly team can arrange a private viewing,  
usually within days – call 029 2086 7711.*

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## Ollie Vincent

AREA VALUER / NEGOTIATOR

CAERPHILLY BRANCH

029 2086 7711

EASTGATE, MARKET STREET, CAERPHILLY, CF83 1NX

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SCAN TO SEE WHAT'S  
NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, Eastgate, Market Street, Caerphilly, CF83 1NX. 029 2086 7711. The Property Ombudsman, membership D03828.  
[jeffreycross.co.uk](http://jeffreycross.co.uk)

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S  
NEAR YOU