

FOR SALE



Trapwell

Rudry, Caerphilly, CF83 3DU

RUDRY, CAERPHILLY

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ASKING PRICE

£290,000

3 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

939 SQ FT

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CHAIN FREE

BEAUTIFULLY LANDSCAPED REAR GARDEN

DOWNSTAIRS SHOWER ROOM & FAMILY BATHROOM

CLOSE TO AMENITIES

3 BEDROOM SEMI - DETACHED FAMILY HOME

LARGE CORNER PLOT

OPEN PLAN KITCHEN DINING ROOM

EXCELLENT TRANSPORT LINKS

ROOM TO EXTEND



THE PROPERTY

Nestled in the picturesque village of Trapwell, Rudry, this charming semi-detached house presents an exceptional opportunity for those seeking a blend of comfort and convenience. Spanning 939 square feet, the property is well-suited for families or individuals desiring a tranquil retreat.

The home has a warm and homely atmosphere and boasts 2 reception rooms. The kitchen / diner has double doors with views out to the garden. the addition of the breakfast bar, makes the space perfect for both relaxation and entertaining guests. The three well-proportioned bedrooms are bright and airy, making them ideal for a family or young professionals.

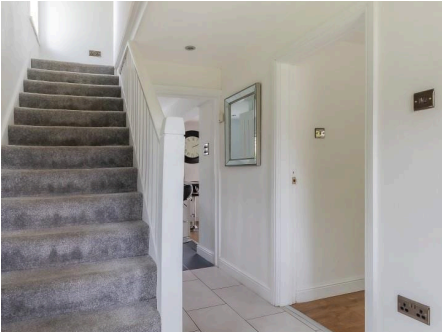
The property features a modern family bathroom upstairs, along with an additional shower room on the ground floor, enhancing convenience for busy households. Each bathroom is fitted with contemporary fixtures, providing a pleasant experience for all residents.

Set against the stunning backdrop of Caerphilly, this home offers the serenity of the countryside while remaining within easy reach of local amenities and transport links. The village atmosphere is enriched by breath-taking views of the nearby hills, making it an ideal location for those who appreciate nature and outdoor pursuits.

Recent works have included the installation of new front and back doors, as well as new windows, ensuring the property is both secure and energy-efficient. The boiler has been regularly serviced, and the house has been rewired and plastered, with new radiators added too. The modern kitchen and upstairs bathroom have also been updated, while a new patio has been laid in last few years, enhancing the outdoor space.

This semi-detached house in Trapwell is more than just a property; it is a place where cherished memories can be created. With its spacious layout and prime location, it offers an excellent opportunity for anyone looking to settle in a welcoming community. Do not miss the chance to make this lovely house your new home and book in today!

INSIDE



ACCOMMODATION

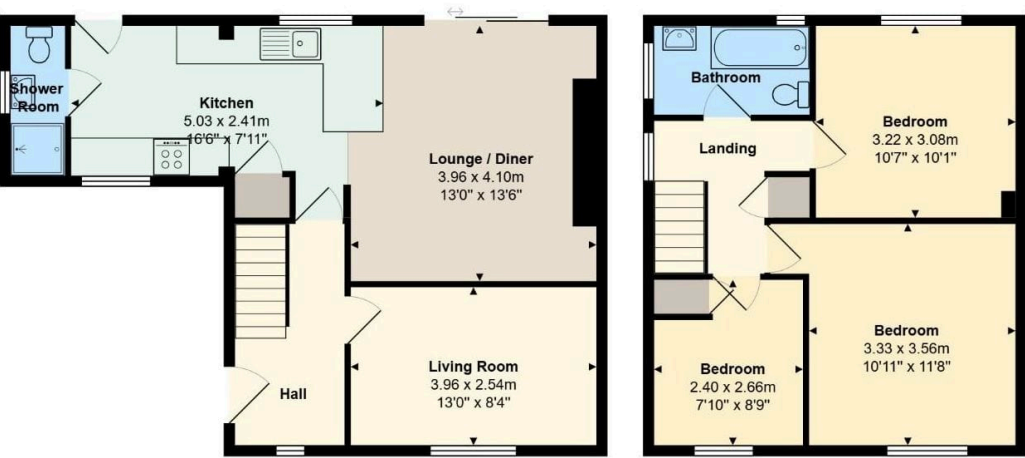
LIVING ROOM	3.96 x 2.54
LOUNGE / DINER (OPEN PLAN)	3.96 x 4.10
KITCHEN (OPEN PLAN)	5.03 x 2.41
BEDROOM	3.33 x 3.56
BEDROOM	3.22 x 3.08
BEDROOM	2.40 x 2.66

SCHOOL CATCHMENT

Welsh Medium Primary School : Y.G.G. CAERFFILI
Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI
English Medium Primary School : BEDWAS INFANTS/ BEDWAS JUNIORS
English Medium Secondary School : BEDWAS HIGH SCHOOL

PROPERTY TYPE	HOUSE - SEMI-DETACHED
INTERNAL AREA	939 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND D
EPC RATING	71 · POTENTIAL 77

Trapwell



Total Area: 87.3 m² ... 939 ft²

All measurements are approximate and for display purposes only



Ollie Vincent

AREA VALUER / NEGOTIATOR

CAERPHILLY BRANCH

029 2086 7711

EASTGATE, MARKET STREET, CAERPHILLY, CF83 1NX

jeffreygross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

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. jeffreygross.co.uk