

SOLD STC

# Bryntirion

*Bedwas, Caerphilly, CF83 8AS*

BEDWAS, CAERPHILLY

# Bryntirion

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ASKING PRICE

£265,000

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

1,066 SQ FT

1066 SQFT

LARGE GARDEN / LARGE PLOT

PRIVATE DRIVEWAY PARKING

QUIET AND PRIVATE LOCATION

DOWNSTAIRS W/C AND SEPARATE  
UTILITY ROOM

3 BED SEMI - DETACHED FAMILY  
HOME

EXCELLENT SCHOOL CATCHMENT

OPEN PLAN KITCHEN DINING  
ROOM

ROOM TO EXTEND

CLOSE TO AMENITIES



## THE PROPERTY

Nestled in the charming area of Bryntirion, Bedwas, Caerphilly, this delightful semi-detached house presents an exceptional opportunity for those seeking a comfortable and inviting home. Spanning an impressive 1,066 square feet, the property features two spacious reception rooms, perfect for both relaxation and entertaining guests. The well-proportioned layout includes three generous bedrooms, making it ideal for families or individuals who may desire a home office.

The property is beautifully presented and has been looked after very well for the duration of ownership. Some notable additions include a new roof, new windows, a new front door, and a new boiler. The property has been tastefully decorated throughout. The bathroom was thoughtfully updated in 2020, The separate Utility room is a great addition to modern living. With plenty of space for extra storage and the additional downstairs W/C.

The kitchen is bright and airy, featuring a breakfast bar, with extra space for a dining table & chairs and an additional sofa for entertaining. The double doors open out to the patio, with views out to the garden and hills beyond.

Set on a large corner plot, the property boasts a beautifully landscaped garden with established planting that is easy to maintain, providing a serene outdoor space for relaxation or family gatherings. Additionally, there is potential for further extension, allowing for future growth and personalisation of the home. Another standout features of this home is the generous parking space, accommodating up to three vehicles, a rare find in this area.

With its inviting atmosphere and practical layout, this semi-detached house in Bryntirion is an excellent choice for anyone looking to settle in a friendly community while enjoying the benefits of nearby amenities. Whether you are a first-time buyer or seeking a family home, this property is sure to impress & meet your needs for years to come.

Call the office on 02920 499680 book your viewing today!

INSIDE



ACCOMMODATION

LIVING ROOM 4.57 x 3.36

KITCHEN (OPEN PLAN) 2.97 x 3.02

SITTING / DINING ROOM (OPEN PLAN) 3.51 x 3.02

BEDROOM 3.43 x 3.36

BEDROOM 4.45 x 3.02

BEDROOM 2.95 x 2.37

SCHOOL CATCHMENT

Welsh Medium Primary School : Y.G.G. Y CASTELL 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 1,066 SQ FT

TENURE FREEHOLD

COUNCIL TAX BAND B · ABOUT £1,620 A YEAR  
Caerphilly County Borough Council, 2026/27 estimate

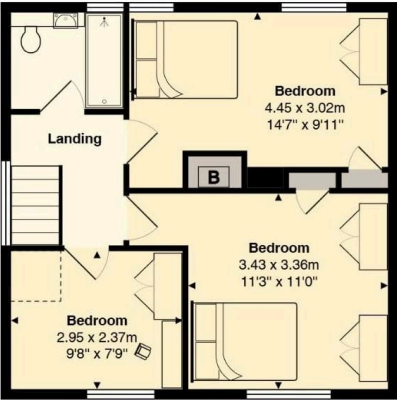
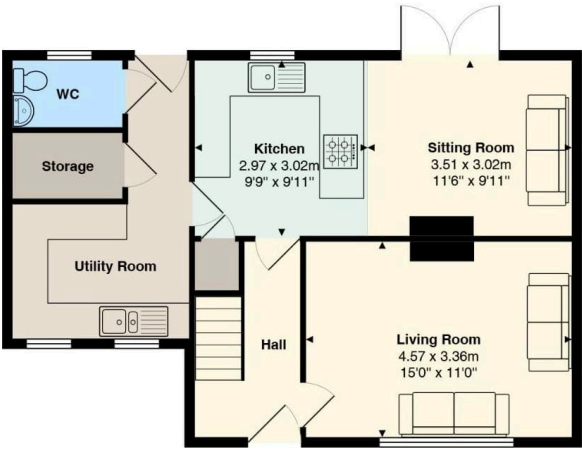
EPC RATING 73 · POTENTIAL 79

FLOORPLAN

Brintirion

Total Area: 99.0 m² ... 1066 ft²

All measurements are approximate and for display purposes only





## Ollie Vincent

AREA VALUER / NEGOTIATOR

CAERPHILLY BRANCH

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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](https://jeffreygross.co.uk)