FOR SALE

Ffordd Penrhos

Caerphilly, Caerphilly, CF83 2BA

CAERPHILLY, CAERPHILLY

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ASKING PRICE

£400,000

3 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

1,347 SQ FT

- 1347 SQFT
- DETACHED FAMILY HOME IN SOUGHT-AFTER FFORDD PENRHOS, CAERPHILLY
- FORMER SHOW HOME BUILT IN 2001
- LARGE ADDITIONAL LIVING ROOM
- DRIVEWAY PARKING FOR FOUR CARS
- POPULAR RESIDENTIAL LOCATION
- DETACHED PROPERTY WITH VERSATILE LAYOUT
- WELL-PRESENTED THROUGHOUT
- SOUGHT-AFTER SCHOOL CATCHMENT AREA, INCLUDING THE WELL-REGARDED CWRT RAWLIN PRIMARY SCHOOL

THE PROPERTY

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.

INSIDE

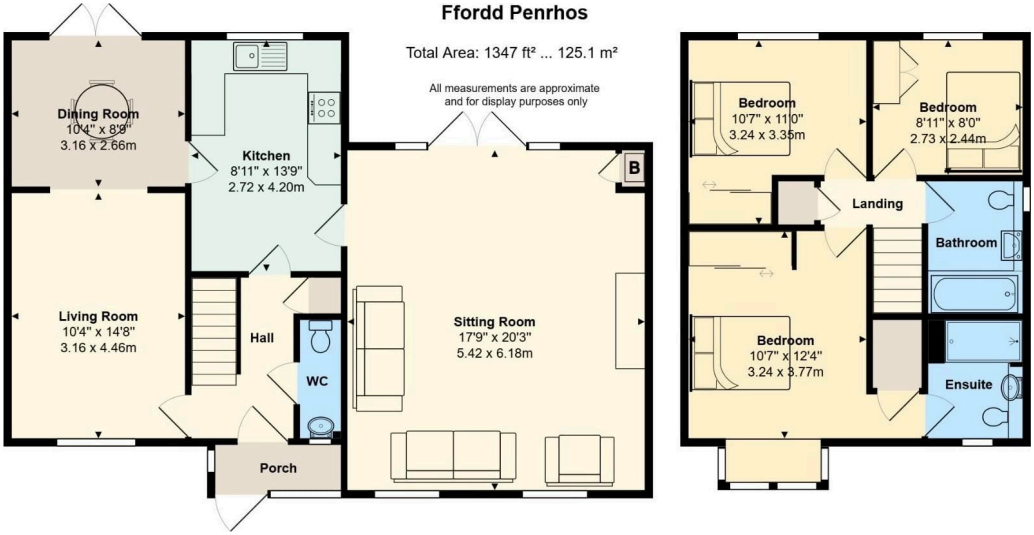
ACCOMMODATION

LIVING ROOM	3.16 x 4.46
DINING ROOM	3.16 x 2.66
KITCHEN	2.72 x 4.20
SITTING ROOM	5.42 x 6.18
BEDROOM 1	3.24 x 3.77
BEDROOM 2	3.24 x 3.35
BEDROOM 3	2.73 x 2.44

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

PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	1,347 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND E · ABOUT £2,546 A YEAR *Caerphilly County Borough Council, 2026/27 estimate*
EPC RATING	60 · POTENTIAL 83



Not to scale. Measurements are approximate and for illustration only.

Ollie Vincent

AREA VALUER / NEGOTIATOR
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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. jeffreyross.co.uk