

UNDER OFFER



Y Felin Ffrwd

Caerphilly, Caerphilly, CF83 2RB

CAERPHILLY, CAERPHILLY

Y Felin Ffrwd

Caerphilly, Caerphilly, CF83 2RB

CHAIN FREE

£230,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

894 SQ FT

894 SQFT

TWO-BEDROOM SEMI-DETACHED HOME

IDEAL FOR FIRST-TIME BUYERS, DOWNSIZERS, OR SMALL FAMILIES

EXCELLENT ROAD AND PUBLIC TRANSPORT LINKS

DEDICATED HOME OFFICE AREA

CHAIN FREE

QUIET CUL-DE-SAC LOCATION IN THE SOUGHT-AFTER Y FELIN FFRWD DEVELOPMENT

CLOSE TO LOCAL SHOPS, SCHOOLS, PARKS, AND AMENITIES

FREEHOLD

SPACE FOR A HOME GYM



THE PROPERTY

Nestled within the highly sought-after area of Y Felin Ffrwd, Caerphilly, this well-presented, chain-free two-bedroom semi-detached home offers an excellent opportunity for first-time buyers, downsizers, or small families. Situated in a quiet cul-de-sac, the property combines comfortable living with a convenient location close to local amenities, schools, and excellent transport links.

The accommodation briefly comprises a bright and welcoming lounge, providing the perfect space to relax or entertain, together with a spacious wrap-around conservatory that enjoys views over the rear garden and creates a fantastic additional reception area filled with natural light. Offering excellent versatility, the conservatory provides ample space for a dining area, home office, and gym, making it ideal for modern lifestyles.

To the first floor are two well-proportioned bedrooms, both offering comfortable accommodation with ample space for furnishings. A modern family bathroom completes the upstairs accommodation.

Externally, the property benefits from a pleasant rear garden, ideal for outdoor dining, gardening, or simply unwinding. The popular area of Energlyn is within easy reach, offering a range of local shops, parks, schools, and everyday amenities, while excellent road and rail links make commuting straightforward.

Further benefits include: Chain Free Freehold EPC Rating: C Council Tax Band: C Offering a superb blend of peaceful surroundings and everyday convenience, this charming home presents an ideal opportunity for buyers seeking a property in one of Caerphilly's most desirable residential locations. Early viewing is highly recommended to fully appreciate everything this versatile home has to offer.

INSIDE



ACCOMMODATION

SCHOOL CATCHMENTS

Welsh Medium Primary School : YSGOL IFOR BACH 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 - SEMI-DETACHED
INTERNAL AREA	894 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND C · ABOUT £1,851 A YEAR Caerphilly County Borough Council, 2026/27 estimate
EPC RATING	71 · POTENTIAL 77

FLOORPLAN



16 Y Felin Ffrwd

Total Area: 83.1 m² ... 894 ft²

All measurements are approximate and for display purposes only



Whitney Jenkins

SALES 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