

UNDER OFFER



Dan Y Coed

Draethen, Newport, NP10 8GB

DRAETHEN, NEWPORT

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ASKING PRICE

£800,000

5 BEDROOMS

3 BATHROOMS

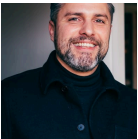
2 RECEPTIONS

2,799 SQ FT





A truly impressive executive home. The whole property has been fully renovated top to bottom to an incredibly high standard, you really could move straight in. The finish is impeccable! With bespoke Kitchen designs, new bathrooms, new ensembles and a beautifully landscaped garden to mention just a few details and upgrades. We expect this to be very popular. Book your viewing today and don't miss out. Call the office on 02920 499680.



OLLIE VINCENT
AREA VALUER / NEGOTIATOR · CAERPHILLY



THE PROPERTY

Located in the charming village of Draethen, this remarkable detached house offers an exceptional living experience. Spanning an impressive 2,799 square feet, this executive home has been meticulously renovated to the highest standards, and is being sold as chain free ensuring a smooth and easy purchase.

The property boasts five spacious bedrooms, two ensembles and a family bathroom, providing ample space for family living. The remodelled living room is perfect for entertaining guests or enjoying quiet evenings at home.

The bespoke kitchen is stunning. With a beautiful central island, redesigned in April 2021. The space flows seamlessly into the dining area and the newly created utility area beyond, making it both functional and stylish. The addition of new bifold doors allows for an abundance of natural light and easy access to the beautifully landscaped garden, which has been completely transformed to create a serene outdoor retreat. The Home office is bright and airy, and could easily be used as a children's playroom or even a snug.

The attention to detail throughout the home is truly magnificent, with every room thoughtfully redesigned. The upstairs has been reworked, for a smoother flow into the master bedroom. Featuring fully-fitted wardrobes and a private balcony, overlooking the beautiful lawn and patio area, An impressive ensuite / wet room with 'his and hers' sinks, a monsoon shower and an elegant free standing bath.

The property has private driveway parking for up to 2 vehicles, with space for 2 more inside the integrated double garage, with automatic garage doors adding a touch of convenience to your daily routine.

Living in Draethen offers a peaceful lifestyle, where you can enjoy nature the moment you step out the front door. This immaculate property is a rare find, and provides a perfect balance of style and comfort. We expect this property to be extremely popular. Call the office on 02920 499680 and book your viewing today!

KEY FEATURES

2799 SQFT

BEAUTIFULLY PRESENTED ACCOMMODATION

EXECUTIVE 5 BED - DETACHED FAMILY HOME

METICULOUSLY REFURBISHED THROUGHOUT

2 EN SUITE BATHROOMS AND FAMILY BATHROOM

PRINCIPAL SUITE WITH PRIVATE BALCONY AND GARDEN VIEWS

LARGE, PRIVATE LANDSCAPED GARDEN

DOUBLE GARAGE & EXTENSIVE DRIVEWAY PARKING

CHAIN FREE

SOUGHT-AFTER RURAL CONSERVATION AREA





INSIDE



We have loved the village location. It's quiet and peaceful, sitting in the garden listening to the wind in the trees and the birdsong is just perfect. We especially like the space and style of the house, the proportions of the rooms, sitting and relaxing on the balcony in summer, or keeping warm by the fire in winter.

THE OWNERS

DRAETHEN, NEWPORT



ACCOMMODATION

LIVING ROOM	4.24 x 8.79
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OFFICE	4.09 x 3.83
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KITCHEN (OPEN PLAN)	4.14 x 4.86
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DINING (OPEN PLAN)	3.42 x 2.05
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DOUBLE GARAGE	5.10 x 5.30
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BEDROOM (1)	5.10 x 6.77
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ENSUITE	2.22 x 3.39
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BEDROOM (2)	4.24 x 4.13
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BEDROOM (3)	4.24 x 2.66
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BEDROOM (4)	3.54 x 4.28
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BEDROOM (5)	2.60 x 3.44
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SCHOOL CATCHMENT

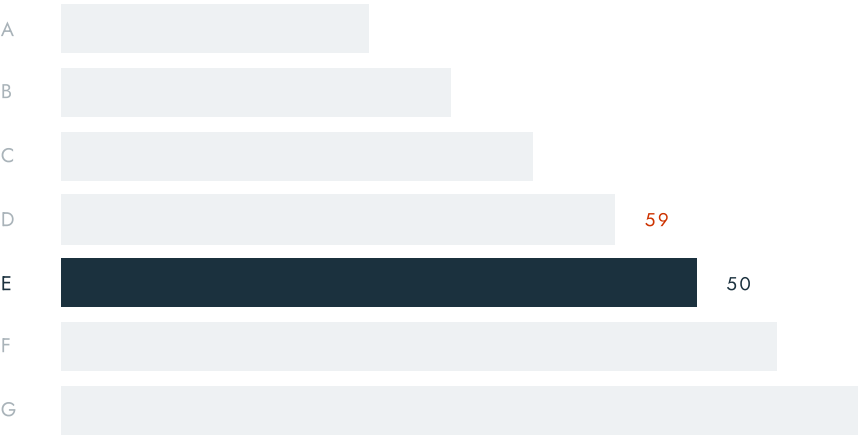
*Welsh Medium Primary School : Y.G.G. CAERFFILI Welsh Medium
Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI
English Medium Primary School : RHYDRI PRIMARY English
Medium Secondary School : ST. MARTINS COMPREHENSIVE
SCHOOL*

FLOORPLAN



Energy efficiency

Currently band E, with the potential to reach band D.



Rating 50 · potential 59. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	2,799 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND H · ABOUT £4,166 A YEAR <i>Caerphilly County Borough Council, 2026/27 estimate</i>
EPC RATING	50 · POTENTIAL 59

COME AND SEE IT

Arrange a viewing

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



Ollie Vincent

AREA VALUER / NEGOTIATOR

CAERPHILLY BRANCH

029 2086 7711

EASTGATE, MARKET STREET, CAERPHILLY, CF83 1NX



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.
jeffreyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU