

UNDER OFFER



Clos Gwastir

Caerphilly, CF83 1TD

CAERPHILLY

Clos Gwastir

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ASKING PRICE

£375,000

3 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

1,257 SQ FT

1257 SQFT

MASTER BEDROOM WITH EN-SUITE

BRIGHT AND SPACIOUS
RECEPTION ROOM, IDEAL FOR
RELAXING AND ENTERTAINING

GARAGE CONVERSION

STYLISH, WELL-APPOINTED
KITCHEN DESIGNED FOR BOTH
FUNCTIONALITY AND COMFORT

DRIVEWAY WITH PARKING FOR
TWO VEHICLES

GARDEN BACKS ONTO CASTLE
VIEW NATURE RESERVE



THE PROPERTY

Nestled in the charming area of Clos Gwastir, Caerphilly, this delightful three-bedroom detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,257 square feet, the property features a spacious master bedroom complete with an en suite bathroom, ensuring a private retreat for relaxation. The well-designed layout includes a garage conversion, providing additional living space, and a modern kitchen that is complemented by a handy utility room.

Outside, the property boasts a lovely garden that backs onto the picturesque Castle View Nature Reserve Park, offering a serene backdrop for outdoor activities and family gatherings. The driveway accommodates two vehicles, ensuring ample parking for residents and guests alike. This home is an ideal choice for families seeking a peaceful yet accessible location, with local amenities and transport links just a stone's throw away. Don't miss the opportunity to make this charming property your own.



INSIDE



ACCOMMODATION

OFFICE 2.5 x 5.25

LIVING ROOM 3.44 x 4.72

DINING ROOM 2.6 x 4.12

KITCHEN/ BREAKFAST ROOM 4.05 x 5.5

BEDROOM ONE 3.9 x 3.0

BEDROOM TWO 3.0 x 4.36

BEDROOM THREE 2.95 x 3.20

TAX BAND

E

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 : CWRT RAWLIN
PRIMARY English Medium Secondary School : ST. MARTINS
COMPREHENSIVE SCHOOL

PROPERTY TYPE HOUSE - DETACHED

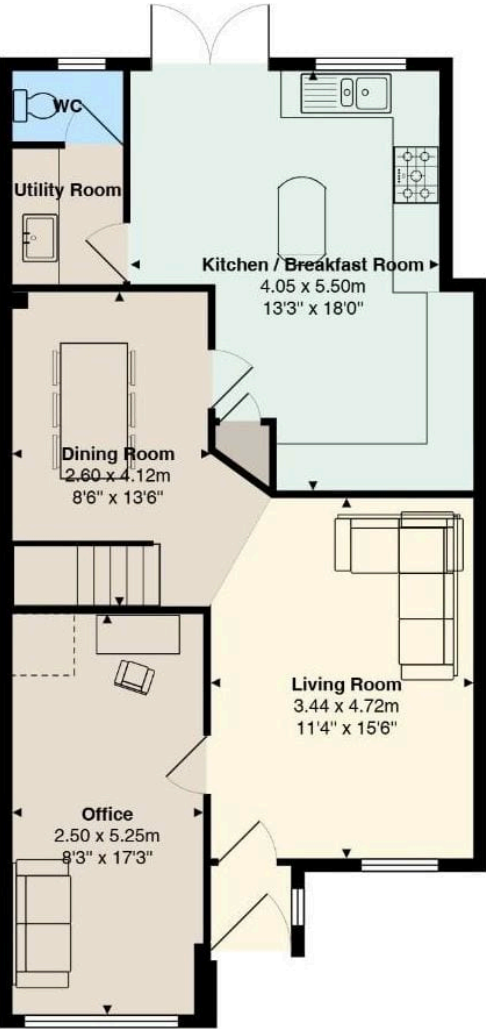
INTERNAL AREA 1,257 SQ FT

TENURE FREEHOLD

COUNCIL TAX BAND E · ABOUT £2,546 A YEAR
Caerphilly County Borough Council, 2026/27 estimate

EPC RATING 70 · POTENTIAL 79

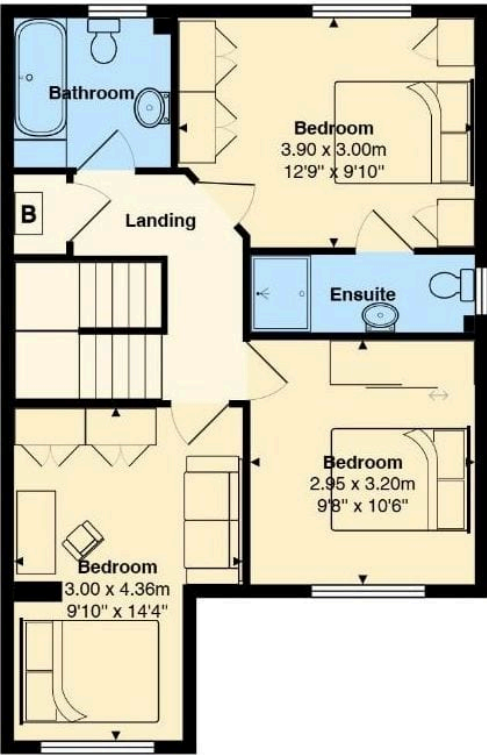
FLOORPLAN



Clos Gwastir

Total Area: 116.8 m² ... 1257 ft²

All measurements are approximate and for display purposes only





Max Tustin

AREA VALUER / NEGOTIATOR

LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU

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, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk