

SOLD STC

Bryn Heol

Bedwas, Caerphilly, CF83 8FA

BEDWAS, CAERPHILLY

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ASKING PRICE

£130,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

664 SQ FT

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GROUND FLOOR FLAT

EXCELLENT TRANSPORT LINKS

EXCELLENT RENTAL OPPORTUNITY

VERY LOW SERVICE CHARGE AND
GROUND RENT

CHAIN FREE

CLOSE TO AMENITIES

PRIVATE GARDEN

FIRST CLASS PRIMARY AND
SECONDARY SCHOOL CATCHMENT



THE PROPERTY

Welcome to this charming flat located on Bryn Heol in the picturesque area of Bedwas, Caerphilly. This delightful ground floor flat offers a comfortable living space, perfect for individuals or small families seeking a peaceful retreat.

Spanning an impressive 664 square feet, the flat features a well-proportioned reception room that serves as an inviting space for relaxation and entertainment. The two bedrooms are thoughtfully designed, providing ample room for rest and personalisation. The bathroom is conveniently situated, ensuring ease of access for all residents. The kitchen looks out to the garden, with private access.

Nestled in the heart of Bedwas, this flat benefits from a tranquil environment while still being within easy reach of local amenities. The surrounding area boasts a friendly community atmosphere, with shops, parks, and schools nearby, making it an ideal location for those who appreciate both convenience and a sense of community.

This property presents an excellent opportunity for first-time buyers or those looking to downsize without compromising on comfort. With its appealing layout and prime location, this flat is sure to attract interest. Do not miss the chance to make this lovely home your own.

The property is an ex rental and has wired smoke alarms, and yearly EICR and gas safety certificates.

Perfect for first time buyers or investors.

Call the office on 02920 499680 and book your viewing today!



ACCOMMODATION

KITCHEN 4.31 x 2.00

LIVING ROOM 4.48 x 3.82

BEDROOM 3.65 x 3.75

BEDROOM 3.03 x 3.05

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

COUNCIL TAX BAND

Band B

PROPERTY TYPE FLAT

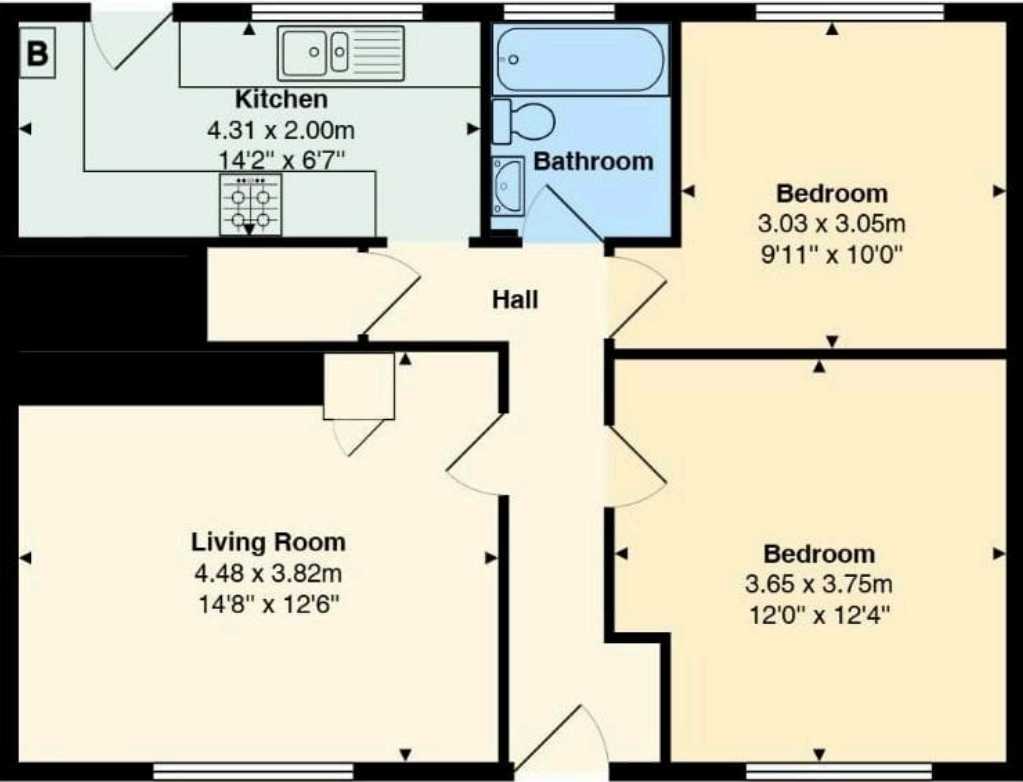
INTERNAL AREA 664 SQ FT

TENURE LEASEHOLD

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

EPC RATING 37 · POTENTIAL 80

Bryn Heol



Total Area: 61.7 m² ... 664 ft²

All measurements are approximate and for display purposes only



Megan Cannon

ALL THINGS LETTINGS FROM INSPECTIONS AND...
CAERPHILLY BRANCH

029 2086 7711

EASTGATE, MARKET STREET, CAERPHILLY, CF83 1NX

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, Eastgate, Market Street, Caerphilly, CF83 1NX. 029 2086 7711. The Property Ombudsman, membership D03828. jeffreygross.co.uk