

FOR SALE



Heol Barri

Energlyn, Caerphilly, CF83 2LX

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CHAIN FREE

£220,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

709 SQ FT

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SOUGHT-AFTER HEOL BARRI,
ENERGLYN LOCATION

WELL-PROPORTIONED RECEPTION
ROOM

WALKING DISTANCE TO ENERGLYN
& CHURCHILL PARK RAILWAY
STATION

CONVENIENT TRANSPORT LINKS
FOR COMMUTERS

TWO-BEDROOM SEMI-DETACHED
HOME

IDEAL FOR FIRST-TIME BUYERS OR
DOWNSIZERS

OFF-ROAD PARKING FOR TWO
VEHICLES

NO ONWARD CHAIN

EARLY VIEWING HIGHLY
RECOMMENDED



THE PROPERTY

Charming Two-Bedroom Semi-Detached Home in Energlyn Situated in the sought-after area of Heol Barri, Energlyn, Caerphilly, this charming two-bedroom semi-detached home offers an excellent opportunity for first-time buyers, downsizers or those seeking a conveniently located home.

The property features a well-proportioned reception room, providing a comfortable space for relaxing and entertaining. Both bedrooms offer good-sized accommodation, making the home equally suited to a couple, small family or those looking for additional space for a home office or guest room.

A particular highlight is the off-road parking for two vehicles, a highly desirable feature in this popular residential location.

The property is ideally positioned within walking distance of the local train station, providing convenient transport links for commuters, while a range of everyday amenities and local facilities are also close by. Families will further benefit from the area's established school catchments.

Offered for sale with no onward chain, this home is ready for its next owner to move in and make their own.

An early viewing is highly recommended to fully appreciate the accommodation, location and convenience this delightful home has to offer.

*** FREEHOLD WILL BE PURCHASED ON COMPLETION ***

INSIDE



ACCOMMODATION

LIVING ROOM 3.57 x 4.54

KITCHEN 4.51 x 2.66

BEDROOM 1 4.51 x 3.00

BEDROOM 2 2.77 x 3.41

SCHOOL CATCHMENTS

Welsh Medium Primary School : Y.G.G. CAERFFILI
Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI
English Medium Primary School : PLASYFELIN PRIMARY
English Medium Secondary School : BEDWAS HIGH SCHOOL

PROPERTY TYPE HOUSE - SEMI-DETACHED

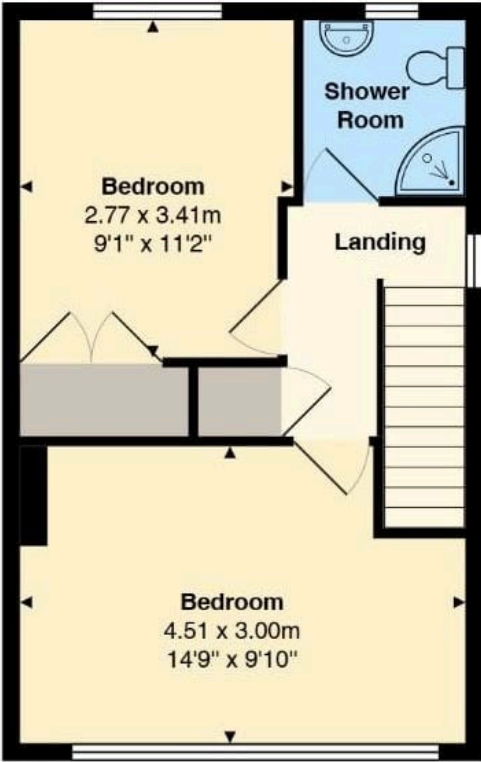
INTERNAL AREA 709 SQ FT

TENURE FREEHOLD

COUNCIL TAX BAND C · ABOUT £1,851 A YEAR
Caerphilly County Borough Council, 2026/27 estimate

EPC RATING 68 · POTENTIAL 79

53 Heol Barri



Total Area: 65.8 m² ... 709 ft²

All measurements are approximate and for display purposes only



Lauren Williams

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. jeffreycross.co.uk