

# The Overview

Property Name:  
**21 Pant Llygodfa**  
**Caerphilly**  
**CF83 1TT**

Price:  
**£230,000**

Qualifier:  
**Asking Price**

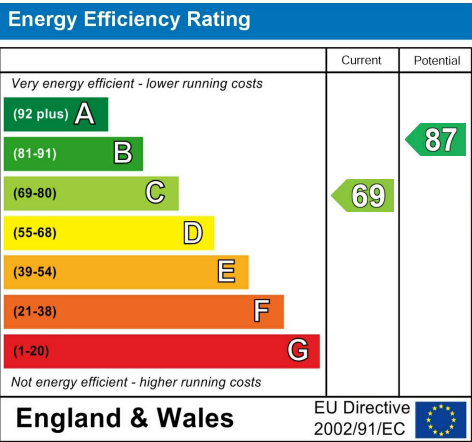
**3**

**1**

**1**

**C**

# The EPC



# The Bullet Points

- Three-bedroom terraced home
  - Set over three spacious floors
  - Kitchen/diner with storage
  - Modern family bathroom with shower over bath
  - Sought-after residential location
- Two allocated parking spaces
  - Bright reception room with fireplace
  - Converted loft bedroom with eaves storage
  - Rear garden with decking and lawn
  - Ideal for families or first-time buyers

Welcome to Pant Llygodfa, a well-presented three-bedroom terraced home arranged over three floors and located in a popular residential area of Caerphilly. This property offers two allocated parking spaces in front of the property.

As you enter the property, you are welcomed into an entrance porch leading to an inviting reception room. This space is bright and modern, featuring wood laminate flooring, an electric fireplace for added warmth and character, and a large front-facing window that floods the room with natural light while offering a pleasant outlook over the front garden.

To the rear of the property is a good-sized kitchen/diner, with space for cooking and entertaining. It boasts ample worktop and cupboard space, room for a family dining table, and convenient under-stairs storage. From here, you also have direct access to the rear garden, ideal for seamless indoor-outdoor living.

The first floor comprises two well-proportioned bedrooms, one benefiting from a built-in wardrobe/storage cupboard. The family bathroom is also located on this level and is fitted with a white suite including a toilet, wash basin, and bath with an overhead shower.

The second floor has been thoughtfully converted into a spacious third bedroom. This loft-style room is bright and airy and offers additional storage on either side, making it ideal for a master bedroom, guest room, or home office.

Outside, the rear garden is well-proportioned and perfect for outdoor living. It features a decked area immediately outside the kitchen, ideal for seating or al fresco dining, with steps leading down to a large lawned area. At the rear of the garden, a shed provides functional additional storage.

Additional Information  
Type of home- Terraced House  
Tenure- Freehold  
EPC Rating- C  
Council tax band- C  
Borough- Caerphilly

**Local Area**  
Pant Llygodfa is situated in a quiet, well-established residential area of Caerphilly, offering a peaceful setting with a strong sense of community. The surrounding area features open green spaces, scenic walking routes, and a variety of local amenities including shops, cafés, and leisure facilities. Caerphilly town centre is within easy reach, offering a charming mix of historic character and modern conveniences, including independent retailers, dining options, and the iconic Caerphilly Castle, one of the UK's largest and most impressive castles. The area is ideal for those who enjoy a balance of suburban living with access to natural beauty and local heritage.

**Schools**  
The local area offers a selection of well-regarded schools catering to all age groups, making it an attractive location for families. These schools are known for their supportive learning environments and strong community ties, providing primary and secondary education close to them. With a focus on academic achievement and personal development, the schools in the area contribute to the appeal of Caerphilly as a family-friendly place to live.

**Local Transport**  
The area benefits from convenient transport links, offering easy access to surrounding towns and cities. Regular bus services operate locally, and nearby train stations provide straightforward commuting or leisure travel connections. Primary road links are also within close reach, making it a well-connected location for residents.

**Material Information Property Report**  
You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

Please get in touch with us directly if you'd like a link or PDF sent to you.

NTSELAT Approved

# The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.





# The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.

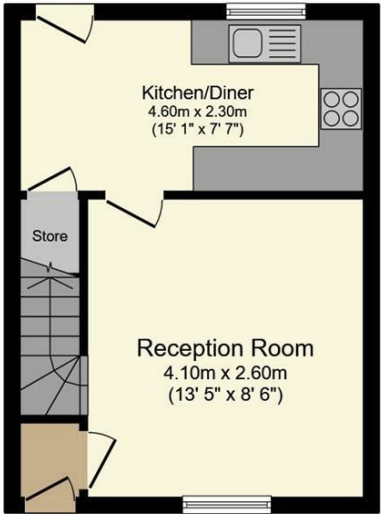


# *The Photographs*

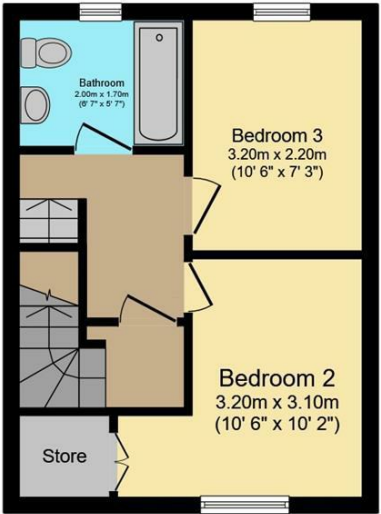
Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



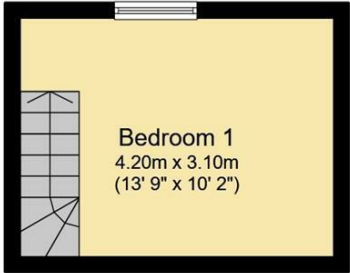




Ground Floor  
Floor area 29.4 sq.m. (317 sq.ft.)



First Floor  
Floor area 29.4 sq.m. (317 sq.ft.)



Second Floor  
Floor area 13.4 sq.m. (145 sq.ft.)

Total floor area: 72.3 sq.m. (778 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

