



15 Cae'r Fferm, Caerphilly, CF83 2QB

Price **£350,000**

**BRINSONS**

Welcome to this charming property located in the serene corner of Cae'r Fferm, Caerphilly. This delightful semi-detached house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four cosy bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

One of the standout features of this property is the detached garage, providing convenient storage space for your vehicles or any other belongings. Additionally, the parking area allows for two vehicles, ensuring that parking will never be an issue for you or your guests.

Situated on a quiet corner plot, this home offers a peaceful retreat from the hustle and bustle of everyday life. The two reception rooms provide versatility in how you can utilise the space, whether it be creating a cosy reading nook or a formal dining area.

Freehold  
Council tax - E

### **Entrance Porch 4'11" x 4'5" (1.51 x 1.36)**

Upvc front door, double glazed window, tiled floor, power points.

### **Lounge 10'9" x 23'9" (3.28 x 7.25)**

Laminate flooring, textured ceilings, double glazed patio doors, power points, wall mounted radiator.

### **Kitchen 13'9" x 11'4" (4.21 x 3.47)**

Matching wall and base units with complementary work surfaces over, space for free standing oven and hob with electric hood over, stainless steel sink and drainer with mixer tap.

Double glazed windows and back door to rear garden.

### **Dining Room 10'8" x 11'8" (3.27 x 3.57)**

Fitted carpet, power points, double glazed window, wall mounted radiator.

### **Guest WC**

WC and hand wash basin, wall mounted radiator, double glazed window.

### **Bedroom 1 10'11" x 18'4" (3.34 x 5.59)**

Double glazed window, power points and wall mounted radiator.

### **Bedroom 2 8'2" x 12'9" (2.50 x 3.90)**

Laminate wood flooring, double glazed window, power points and wall mounted radiator.

### **Bedroom 3**

Fitted carpet and fitted wardrobes with a double glazed window, power points and wall mounted radiator.

### **Bedroom 4 8'2" x 8'5" (2.49 x 2.59)**

Fitted carpet, double glazed window, power points and wall mounted radiator.

### **Bathroom 5'10" x 5'4" (1.79 x 1.65)**

Bath with over head electric shower, WC and hand wash basin, double glazed window.

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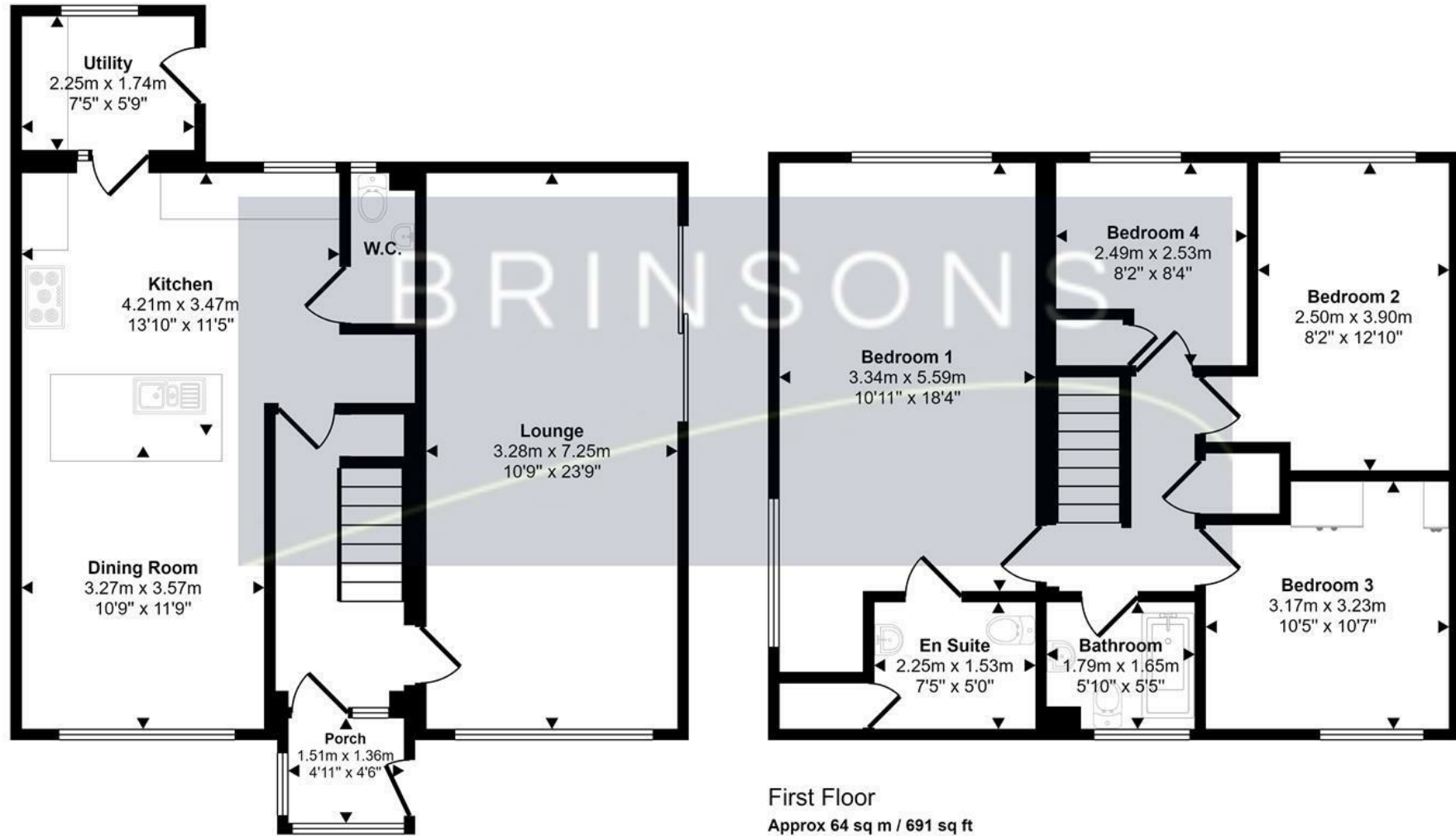
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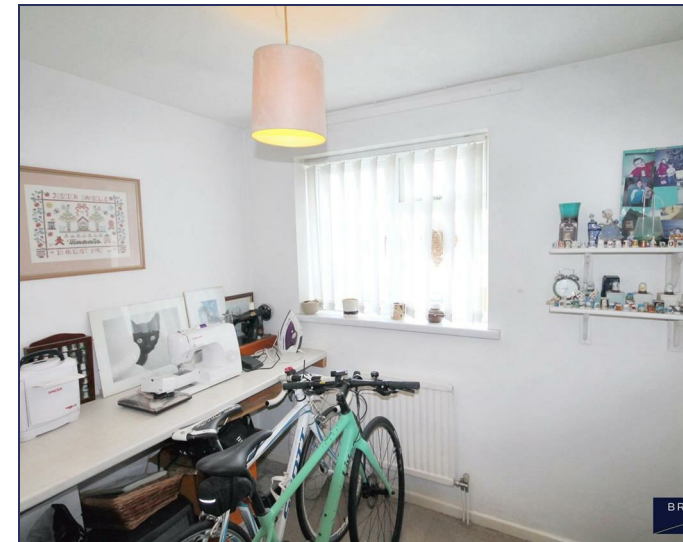
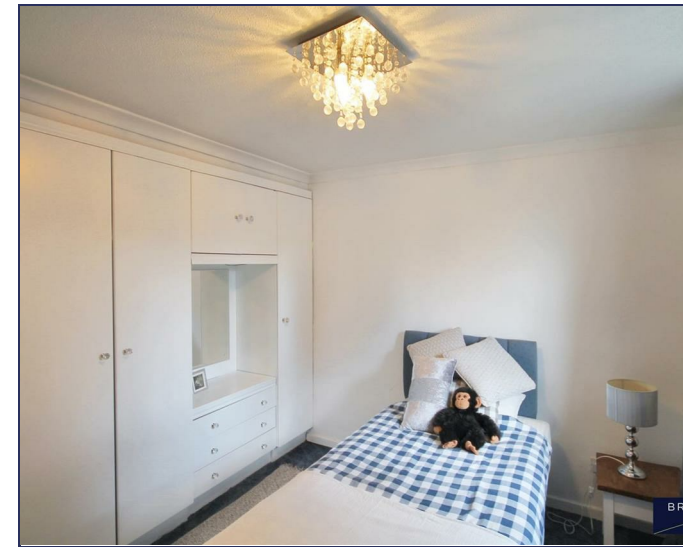
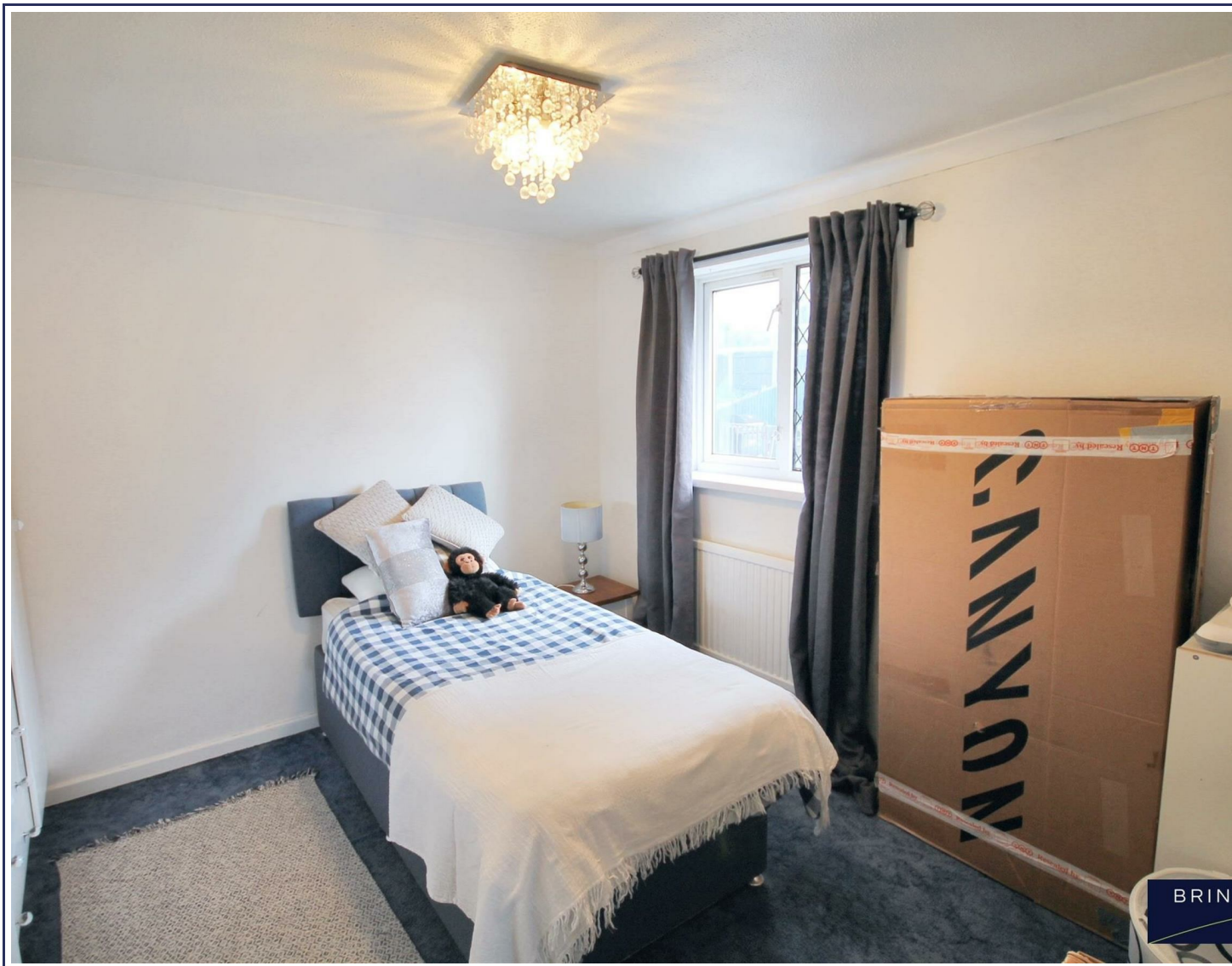




Approx Gross Internal Area  
133 sq m / 1434 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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