



BRINSONS

14 Heol-Yr-Ysbyty, Caerphilly, CF83 1TA

Price £440,000

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We are pleased to offer this charming, detached house located on Heol-Yr-Ysbyty in Caerphilly, which has been completely updated in the last couple of years. The property boasts three reception rooms, perfect for entertaining guests or simply relaxing with the family. With four bedrooms and three bathrooms, there is ample space for everyone to enjoy their own privacy and comfort. The bright and spacious kitchen boasts an integrated dishwasher, fridge freezer, fan oven and microwave. The presence of a downstairs toilet is an essential addition to any family home! Both the en-suite and the family bathroom are immaculate and include showers with rainforest shower heads.

Built between 1990-1999, this home combines modern amenities with a touch of character. The property has easy parking for two vehicles on the private drive, along with integrated garage parking, with access from the house, ensuring convenience for you and your guests. The attached garage provides ample storage space and also has a utility area to the rear, with plumbing for a washing machine and vent facilities for a tumble dryer.

In an excellent, quiet location, this spacious family home offers all the benefits a more rural location, whilst still being within easy access of the town centre. Located on the edge of a small nature reserve and being within easy walking distance of highly rated junior and secondary schools, local GP's and shops this house really does have it all.

## Entrance Hall

Wooden flooring. Painted walls. Power points. Radiator. Ceiling light. Understairs storage.

## Integral Garage

Lighting. Overhead door. Concrete floor. Power points. Plumbing for washing machine and venting for tumble dryer in the rear utility area. Doorway access to hallway.

## Guest WC 8'0" x 3'0" (2.45 x 0.93)

Part tiled, part painted walls. Tiled floors. Toilet with wall mounted cistern. Basin with mirror over. Occluded glass window to side of house. Ceiling light.

## Living Room 11'6" x 17'8" (3.51 x 5.40)

Wooden flooring. Painted walls. Power points. Radiator. Ceiling light. Bay window overlooking front garden. Feature fireplace. Part glazed double doors to dining room.

## Dining Room 8'9" x 10'1" (2.68 x 3.08)

Wooden flooring. Painted walls. Power points. Radiator. Ceiling light. Part glazed doors leading onto conservatory.

## Conservatory 8'9" x 12'7" (2.68 x 3.85)

Wooden flooring. Double glazed doors to terrace. Pitched roof with light and fan.

## Kitchen 14'5" x 11'1" (4.41 x 3.39)

A range of wall and base units with central island/breakfast bar. Granite effect worktops. Integrated dishwasher, fridge freezer, fan oven and microwave. Tiled flooring. Window overlooking the terrace. Power points. Recessed LED spotlights. Wooden flooring.

## Bedroom 1 11'0" x 11'5" (3.36 x 3.49)

Carpeted. Power points. Ceiling light. Radiator. Fitted mirrored wardrobes. Double glazed window overlooking the front garden. Door to En-suite shower room.

## En Suite 5'8" x 5'2" (1.73 x 1.59)

Waterproof panelled walls. Tiled floor. Occluded glass window. Shower cubicle with Rainforest shower head. WC with wall mounted cistern. Vanity unit basin with storage drawers underneath. Towel rail. Mirror over basin.

## Bedroom 2 8'10" x 11'0" (2.70 x 3.36)

Carpeted. Power points. Radiator. Ceiling light. Double glazed window overlooking the rear garden.

## Bedroom 3 6'9" x 8'9" (2.06 x 2.67)

Carpeted. Power points. Radiator. Ceiling light. Double glazed window overlooking the front garden.

## Bedroom 4 8'4" x 7'7" (2.55 x 2.32)

Carpeted. Power points. Radiator. Ceiling light. Double glazed window overlooking the rear garden.

## Bathroom 6'2" x 7'7" (1.90 x 2.33)

Family bathroom. Basin. Wc. Bath with shower over with Rainforest shower head. Tiled walls and Amtico floor. Ceiling light. Occluded window.

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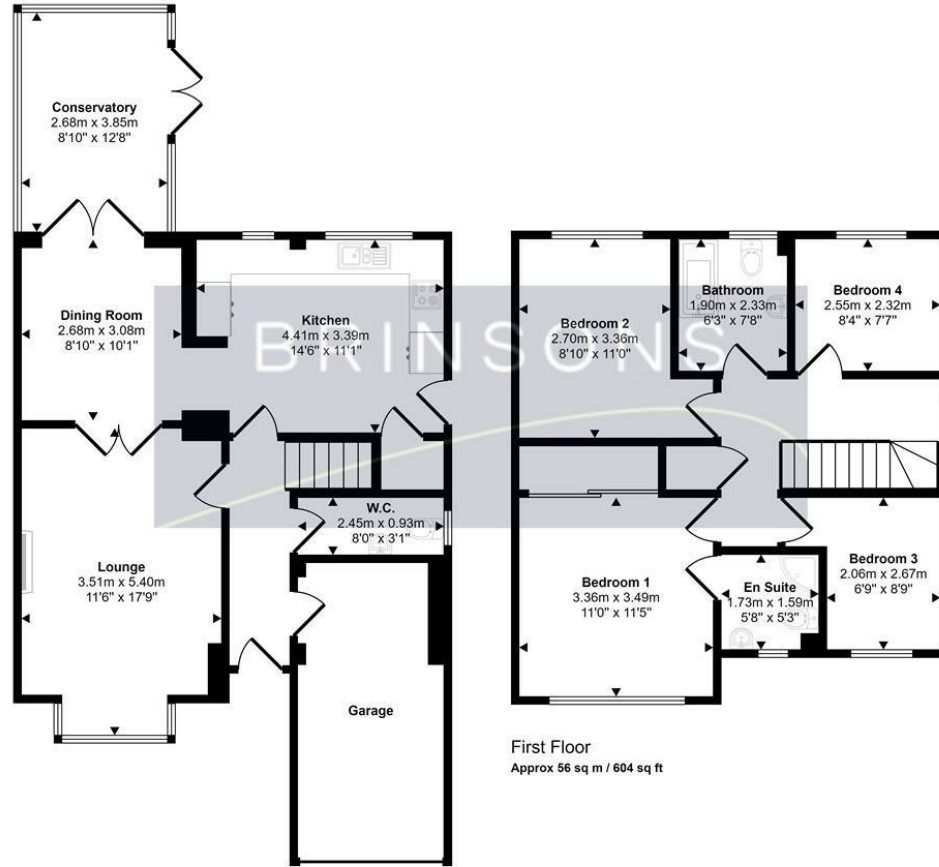
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Approx Gross Internal Area  
134 sq m / 1446 sq ft



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>		71	80
(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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