



6 The Paddock, Caerphilly, CF83 3RR

Asking Price £785,000

BRINSONS

Eastgate Market Street, Caerphilly CF83 1NX

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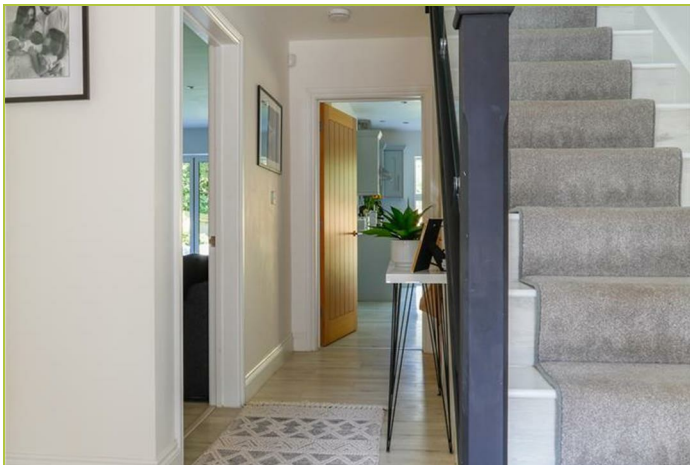
BRINSONS

Welcome to The Paddock on Van Road in Caerphilly! This stunning new build detached house offers a spacious and modern living experience that is sure to impress. With 3 reception rooms, 5 bedrooms, and 3 bathrooms and double garage / gym spread across 2,689 sq ft, this property provides ample space for comfortable living.

Built in 2019, this property boasts all the benefits of a new build, including modern amenities and energy-efficient features. The layout of the house is perfect for families or those who love to entertain, with multiple reception rooms offering flexibility in how the space can be used.

Located in the charming town of Caerphilly, this property offers a peaceful retreat while still being close to local amenities and transport links. Whether you're looking for a quiet place to relax or a spacious home to host gatherings, The Paddock has it all.

Don't miss out on the opportunity to own this beautiful new build property in Caerphilly. Book a viewing today and envision the possibilities that this house has to offer!



Entrance Hallway 17'2" x 10'4" widest point (5.23 x 3.14 widest point)

Office / Snug 11'10" x 8'9" (3.61 x 2.67)

Downstairs WC 8'8" x 4'0" (2.63 x 1.23)

Understairs storage

Open Plan Kitchen / Diner 26'10" x 15'9" widest points (8.19 x 4.81 widest points)

Utility Room 8'8" x 4'7" (2.65 x 1.39)

Double Garage / Home Gym 20'5" x 19'6" (6.23 x 5.95)

To the first floor

Landing

Master Bedroom 16'10" x 16'4" (5.12 x 4.98)

Ensuite 8'10" x 7'11" (2.68 x 2.41)

Walk in Wardrobe 8'10" x 6'3" (2.68 x 1.90)
loft access via drop down ladder

Bedroom Two 15'6" x 11'10" (4.72 x 3.61)

Ensuite 7'10" x 7'9" (2.40 x 2.35)

Storage

Bedroom Three 13'6" x 13'4" (4.11 x 4.06)

Bathroom 8'8" x 6'2" (2.65 x 1.87)

Bedroom Four 15'10" x 10'0" (4.83 x 3.06)

Bedroom Five 12'5" x 10'1" (3.79 x 3.08)

Garden

Low maintenance West facing garden that benefits patio area and astro turfed lawn.

Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Council Tax

Band - G

Additional Information

Driveway Parking

Electric charging point

10 year new build warranty from 2019

Energy Efficient Executive home

Underfloor heating

Electric car charging point.







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Total Area: 249.8 m² ... 2689 ft²
 All measurements are approximate and for display purposes only



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	