

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



THOMASVILLE
CAERPHILLY



ENTRANCE HALLWAY
3.83 x 2.03 (12'7" x 6'8")

WC
0.96 x 1.82 (3'2" x 6'0")

KITCHEN
1.60 x 3.29 (5'3" x 10'10")

LIVING ROOM
5.07 x 3.73 (16'8" x 12'3")

TO THE FIRST FLOOR

BEDROOM ONE
3.64 x 3.76 widest points (11'11" x 12'4" widest points)

BATHROOM
2.55 x 1.61 (8'4" x 5'3")

BEDROOM TWO
3.10x 3.76 (10'2"x 12'4")

GARDEN

DRIVEWAY

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

COUNCIL TAX
TBC

ADDITIONAL INFORMATION
10 year New build warranty with Global.
SAP Rating of X
New kitchen / Bathroom
Carpets to be fitted
Vinyl tiles flooring downstairs

SCHOOL CATCHMENT
Welsh Medium Primary School : YSGOL IFOR BACH
Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN
CWM RHYMNI
English Medium Primary School : HENDRE INFANTS / HENDRE
JUNIOR
English Medium Secondary School : ST CENYDD
COMPREHENSIVE SCHOOL





THOMASVILLE

CAERPHILLY, CF83 2RE - £220,000

 2 Bedroom(s)  1 Bathroom(s) 667.00 sq ft

*** NEW BUILD *** NO CHAIN *** DRIVEWAY ***
Welcome to this charming new build semi-detached house located in the picturesque area of Thomasville, Caerphilly. This property boasts a modern design with 1 reception room, 2 bedrooms, and 1 bathroom, perfect for a small family or a couple looking for a cozy home.

As you step inside, you'll be greeted by a bright and airy interior, thanks to the clever layout and large windows that allow natural light to flood the space. The property offers 667 sq ft of living space, providing ample room for comfortable living.

One of the highlights of this home is its east-facing garden, ideal for enjoying the morning sun with a cup of tea or hosting summer barbecues with friends and family. Additionally, the driveway parking ensures convenience for you and your guests, with space for 2 vehicles.

Being a new build property, you can rest assured that this house is equipped with modern amenities and built to high standards. The 10-year warranty offers peace of mind, making it a hassle-free choice for your next home.

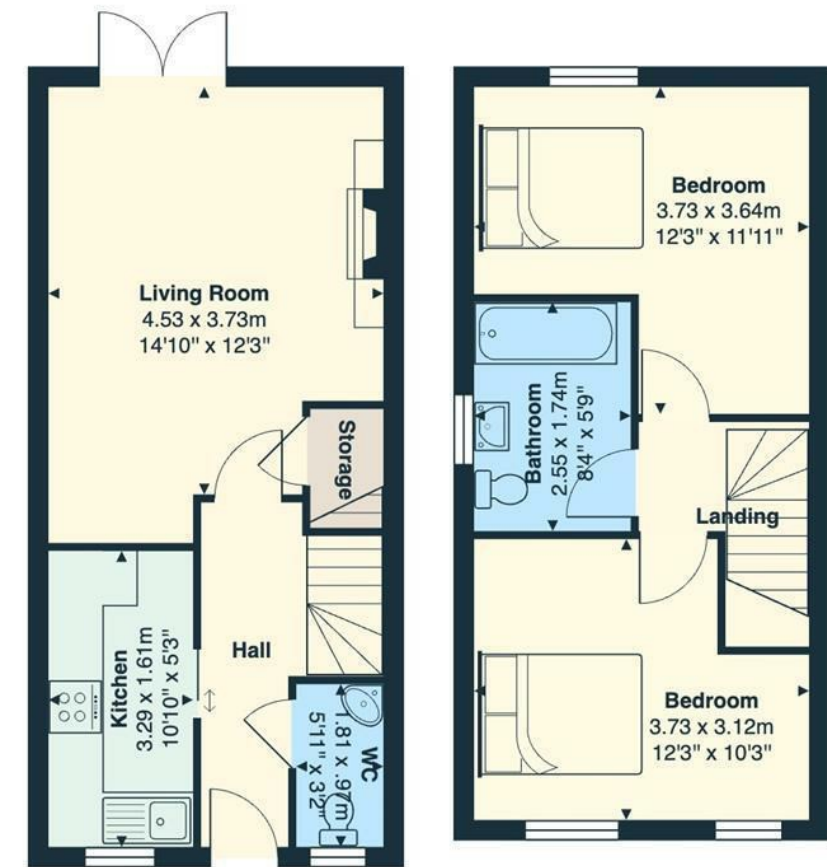
Don't miss the opportunity to own this lovely property in Thomasville, Caerphilly. Book a viewing today and envision the life you could create in this beautiful new build home.

Freehold.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
elliott@brinsons.co.uk
Negotiator





Thomasville, Penyrheol, Caerphilly, CF83 2RE

Total Area: 61.9 m² ... 666 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(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	