

CAERPHILLY'S HOME FOR  
STYLISH SALES  
& LETTINGS

BRINSONS



ELM GROVE  
CAERPHILLY





#### **PORCH**

Single glazed windows to front, vinyl floor, electric points.

#### **LIVING ROOM**

Fitted carpet, double glazed window to front, power points, wall mounted radiator, gas fireplace and brick surround, double glazed sliding patio doors.

#### **KITCHEN**

Matching wall and base units with work surfaces over, stainless steel sink and drainer with taps over, tiled floor and splash back, double glazed window to rear, power points.

#### **BATHROOM**

Vinyl floor, walk in shower, WC, hand wash basin, storage cupboard with mirror, double glazed window to rear.

#### **BEDROOM 1**

Carpet. Power points. Ceiling light. Window. Radiator.

#### **BEDROOM 2**

Carpet. Power points. Ceiling light. Window. Radiator.

#### **BEDROOM 3**

Carpet. Power points. Ceiling light. Window. Radiator.







## ELM GROVE

CAERPHILLY, CF83 3BE - £165,000

 3 Bedroom(s)     1 Bathroom(s)    832.00 sq ft

Welcome to this three-bedroom semi-detached house located in Elm Grove, Caerphilly. This property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to enjoy.

One of the standout features of this property is the separate garage, providing ample storage space or the perfect workshop for those DIY enthusiasts. The front and rear gardens offer a lovely outdoor space to unwind and enjoy some fresh air.

This property is a fantastic opportunity for those looking to put their own stamp on a home, as it is a refurbishment project waiting for your personal touch. The best part? This property comes with no chain, making the buying process smoother and quicker.

Don't miss out on the chance to own this wonderful semi-detached house in Elm Grove. Book a viewing today and envision the endless possibilities this property holds for you and your loved ones.

Freehold  
Council Tax - Band C

### PROPERTY SPECIALIST

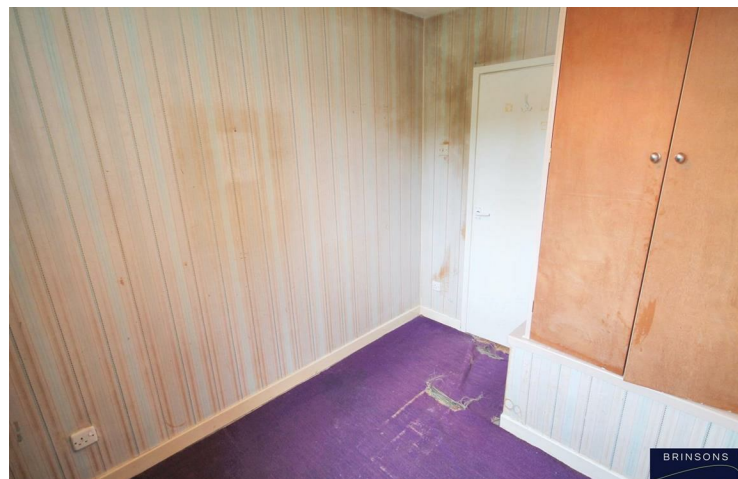
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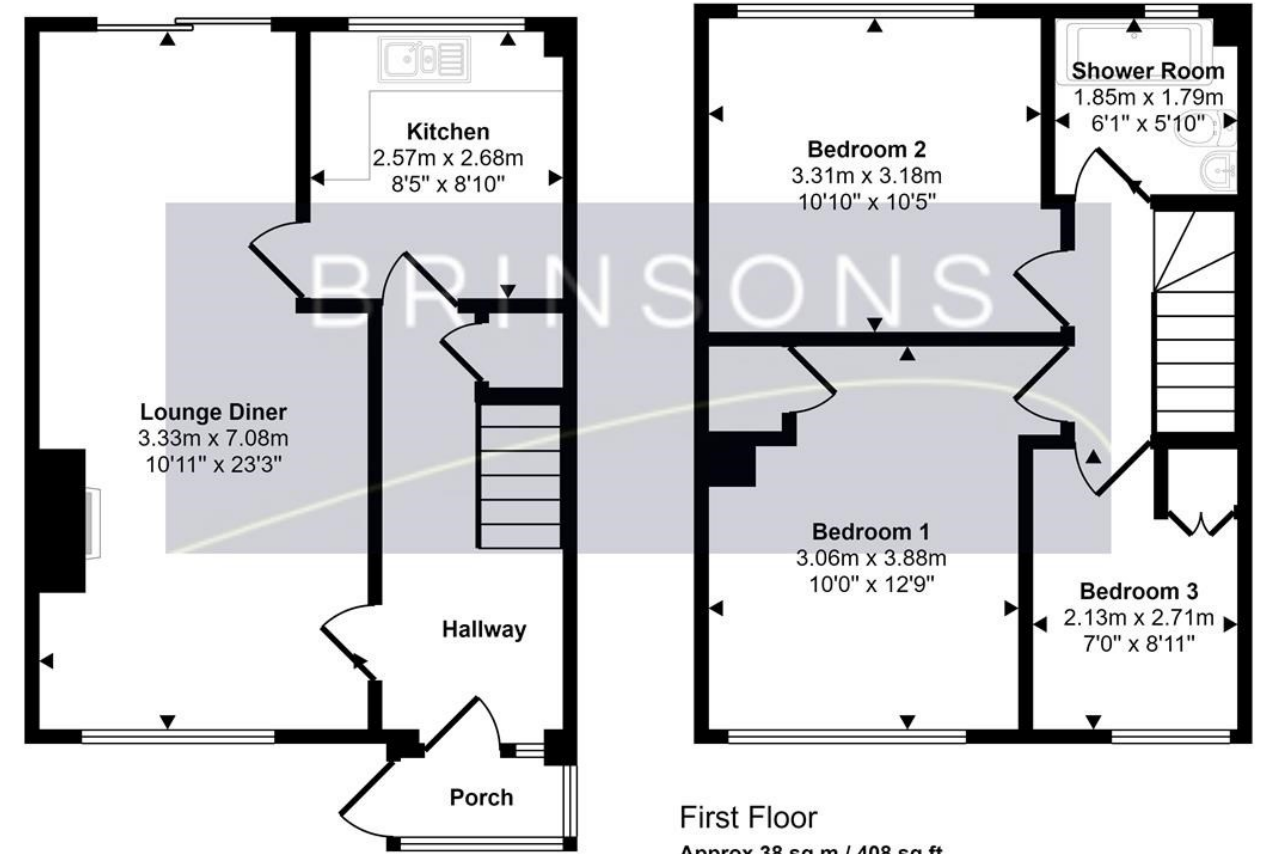




Elm Grove, Caerphilly

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Approx Gross Internal Area  
77 sq m / 832 sq ft



**Ground Floor**

Approx 39 sq m / 424 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	

