

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



VAN ROAD
CAERPHILLY



HALLWAY

LIVING ROOM

7.4 x 3.87 (24'3" x 12'8")

KITCHEN

3 x 3.25 (9'10" x 10'7")

REAR PORCH

BATHROOM

BEDROOM ONE

4.76 x 2.91 (15'7" x 9'6")

BEDROOM TWO

3.12 x 2.22 (10'2" x 7'3")

BEDROOM THREE

3.06 x 3.39 (10'0" x 11'1")

SCHOOLS FOR YOUR CATCHMENT AREA :

Welsh Medium Primary School : Y.G.G. CAERFFILI

Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN
CWM RHYMNI

English Medium Primary School : THE TWYN SCHOOL

English Medium Secondary School : ST. MARTINS
COMPREHENSIVE SCHOOL

COUNCIL TAX

BAND - C

TENURE

FREEHOLD.

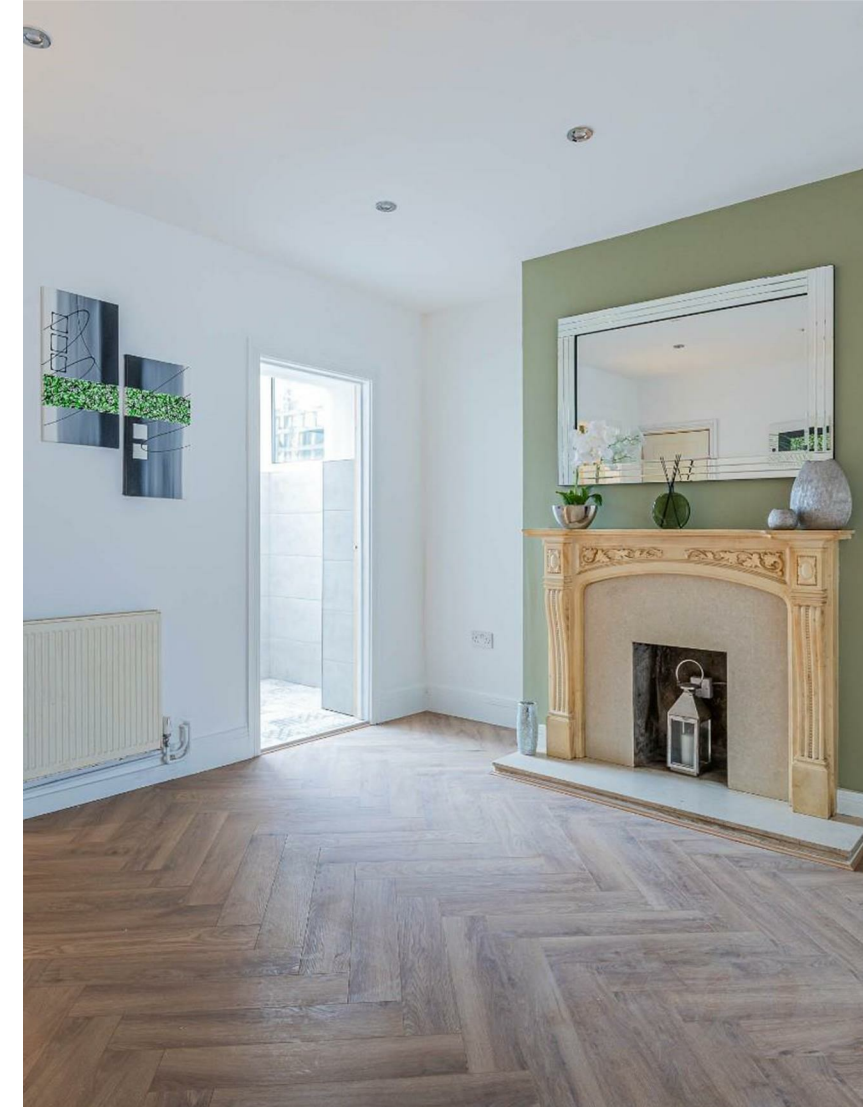
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VAN ROAD

CAERPHILLY, CF83 1LA - £245,000

 3 Bedroom(s)  2 Bathroom(s) 957.00 sq ft

Nestled in the heart of Caerphilly on Van Road, this charming house offers a perfect blend of modern living and convenience. Spanning an impressive 957 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. With three well-appointed bedrooms, there is ample space for families or those seeking a comfortable home office.

The house features two contemporary bathrooms, ensuring that morning routines are both efficient and enjoyable. The modern design throughout the property reflects a high standard of finish, making it a delightful place to call home.

One of the standout features of this property is the garage, which provides off-road parking at the rear, along with additional parking for one vehicle. This is a rare find in a town centre location, where convenience is key. Families will appreciate the proximity to Twyn School, making school runs a breeze.

With no chain involved, this property is ready for you to move in and start creating memories. Whether you are a first-time buyer or looking to downsize, this house on Van Road is a fantastic opportunity not to be missed. Embrace the vibrant community of Caerphilly and make this modern home your own.

PROPERTY SPECIALIST

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Negotiator





Van Road, Caerphilly



77 Van Road, Caerphilly,

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 