

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



VAN ROAD
CAERPHILLY



ENTRANCE HALL

LIVING/ DINING ROOM
6.68m x 3.63m (21'10" x 11'10")

KITCHEN
3.48m x 3.02m (11'5" x 9'10")

BATHROOM

BEDROOM ONE
2.90m x 4.70m (9'6" x 15'5")

BEDROOM TWO
3.58m x 3.00m (11'8" x 9'10")

BEDROOM THREE
3.38m x 3.02m (11'1" x 9'10")

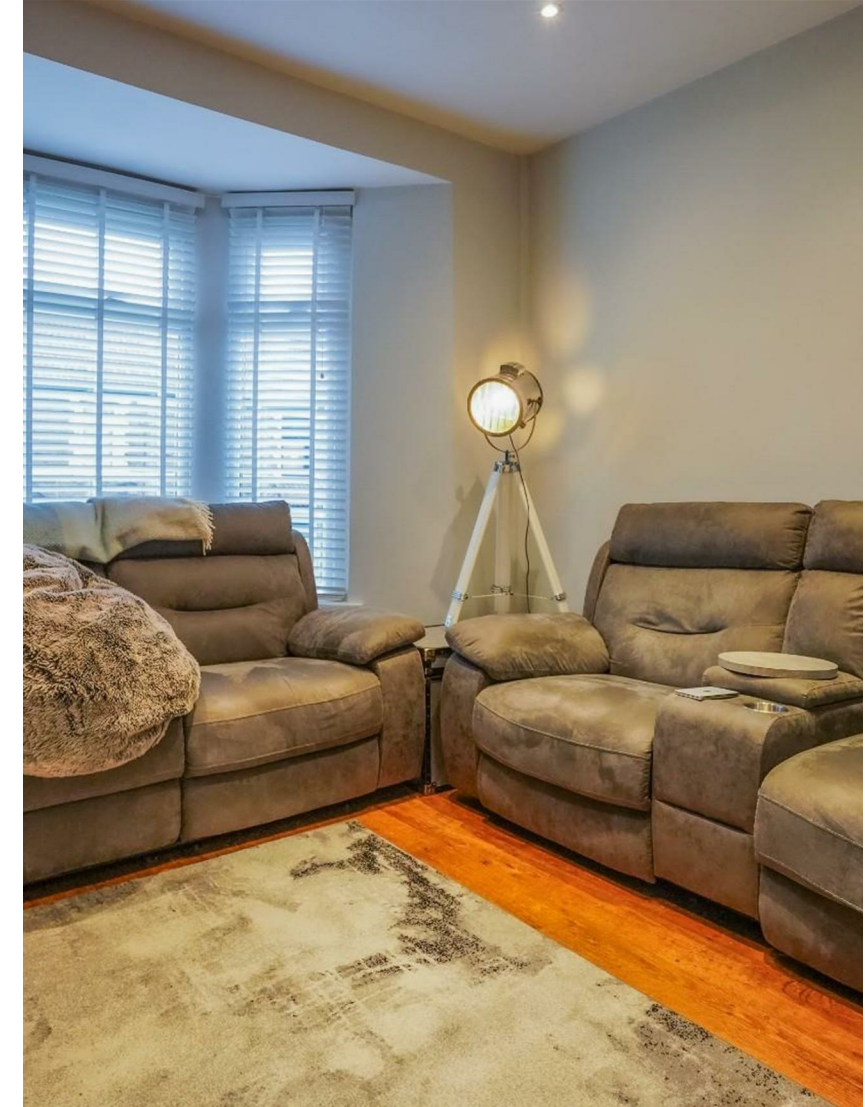
LOFT ROOM
3.15m x 4.14m (10'4" x 13'6")

GARDEN

COUNCIL TAX
Band - C

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

SCHOOL CATCHMENTS
Plasfelin Primary School
Centre for Vulnerable Learners
Trinity Fields Special School and Resource Centre
Llancaeath Junior and Llanfabon Infants School





VAN ROAD

CAERPHILLY, CF83 1LA - £250,000

 3 Bedroom(s)  1 Bathroom(s) 1108.00 sq ft

Nestled on the charming Van Road in Caerphilly, this delightful mid-terrace Victorian house offers a perfect blend of modern living and classic character. Spanning an impressive 1,108 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The three well-proportioned bedrooms provide ample space for relaxation, while the contemporary bathroom ensures comfort and convenience.

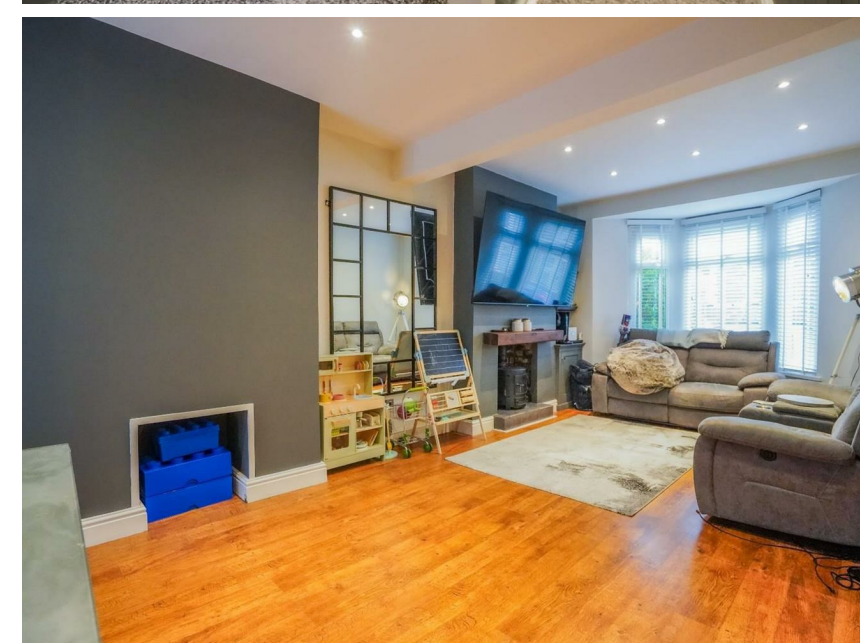
One of the standout features of this home is the off-road parking available at the rear, providing a rare advantage in a town centre location. The property is situated within walking distance of Twyn School, making it an excellent choice for families. Additionally, the nearby train station offers easy access to surrounding areas, enhancing the appeal for commuters.

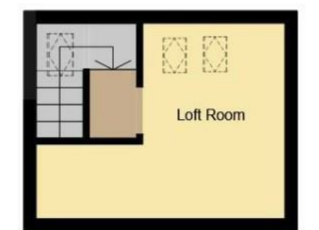
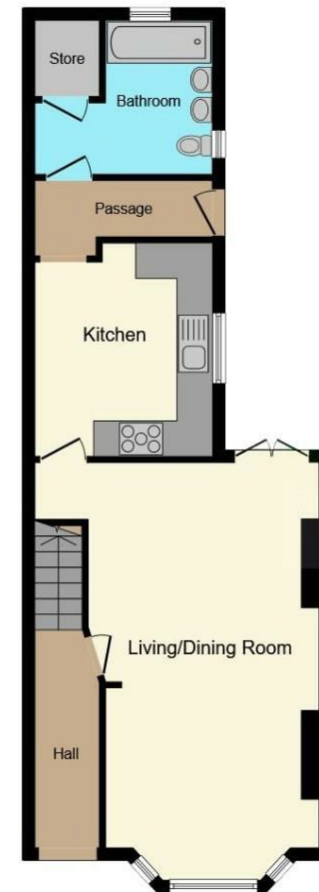
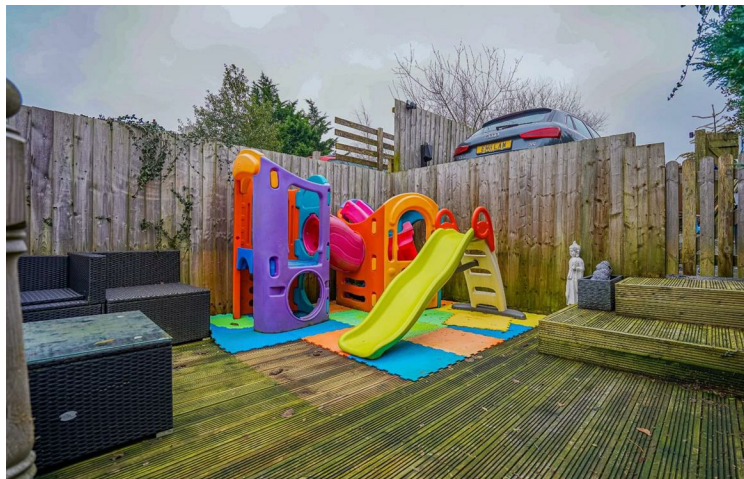
The interior of the house has been modernised throughout, creating a fresh and inviting atmosphere that is ready for you to move in and make your own. With its blend of Victorian charm and contemporary amenities, this property is a wonderful opportunity for those seeking a home in a vibrant community.

Whether you are a first-time buyer, a growing family, or looking to invest, this Caerphilly gem is not to be missed. Come and experience the perfect combination of comfort, convenience, and character in this lovely home.

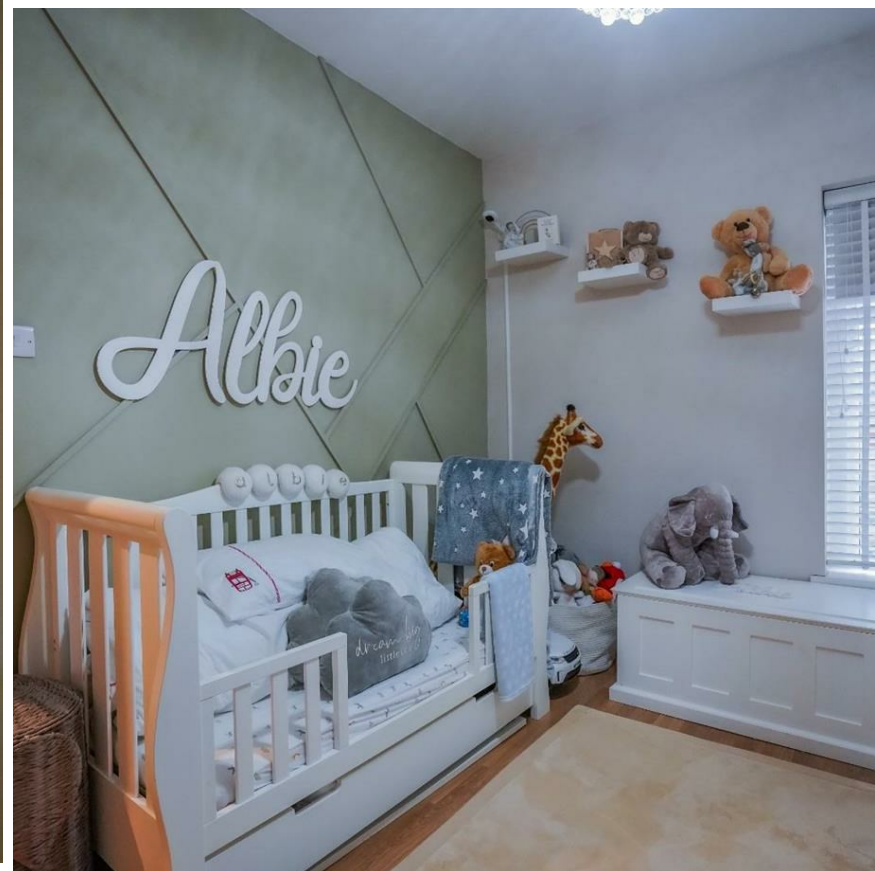
PROPERTY SPECIALIST

Nicholas Browne
nick.browne@brinsons.co.uk
02920 867711
Negotiator





Van Road, Caerphilly, CF83 1LA
Approx. 103m² / 1,108 sqft



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 78 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 44 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |