

CAERPHILLY'S HOME FOR  
STYLISH SALES  
& LETTINGS

BRINSONS



MEADOW CRESCENT  
CAERPHILLY





#### ENTRANCE HALL

#### LIVING/DINING ROOM

3.73 x 5.68 max (12'2" x 18'7" max)

#### KITCHEN

2.32 x 2.87 (7'7" x 9'4")

#### CONSERVATORY

2.97 x 3.07 max (9'8" x 10'0" max)

#### BEDROOM ONE

4.45 x 3.23 max (14'7" x 10'7" max)

#### BEDROOM TWO

3.56 x 2.65 (11'8" x 8'8")

#### SHOWER ROOM

2.41 x 1.49 (7'10" x 4'10")

#### GARAGE

#### COUNCIL TAX

Borough: Caerphilly

Band: C

#### TENURE

Freehold

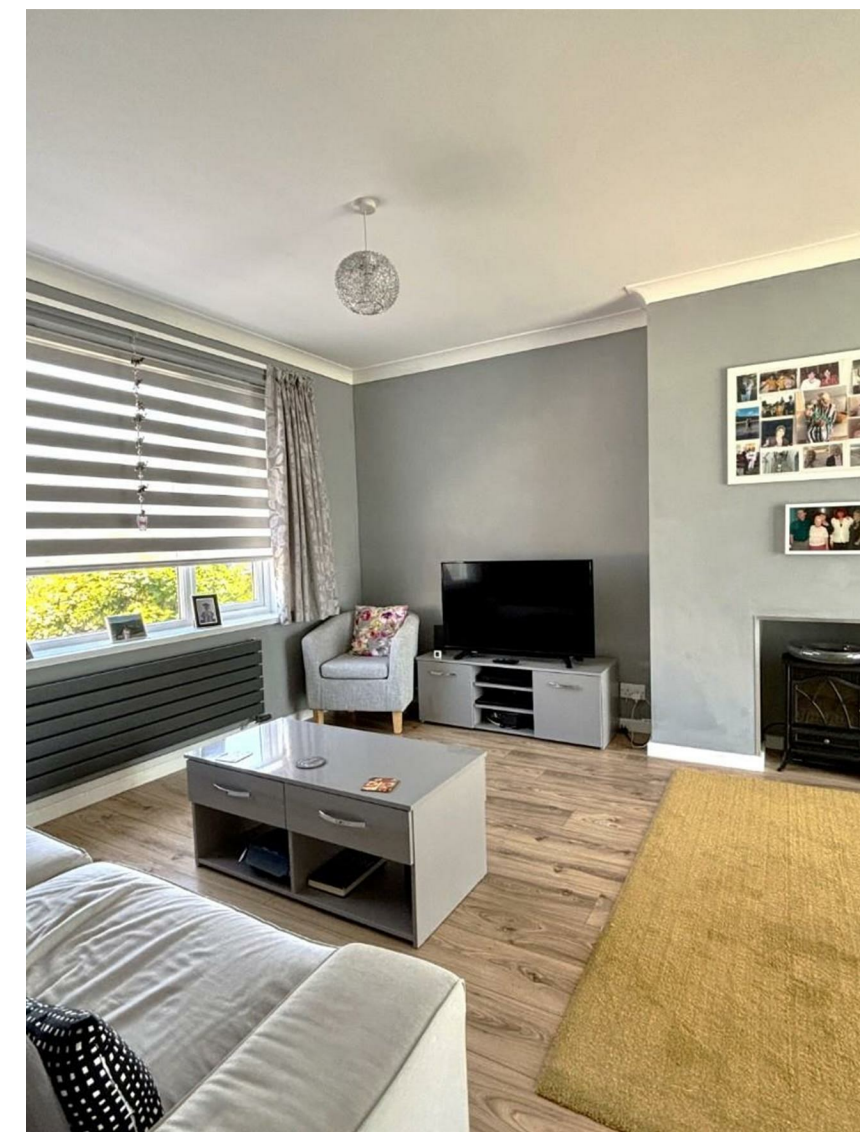
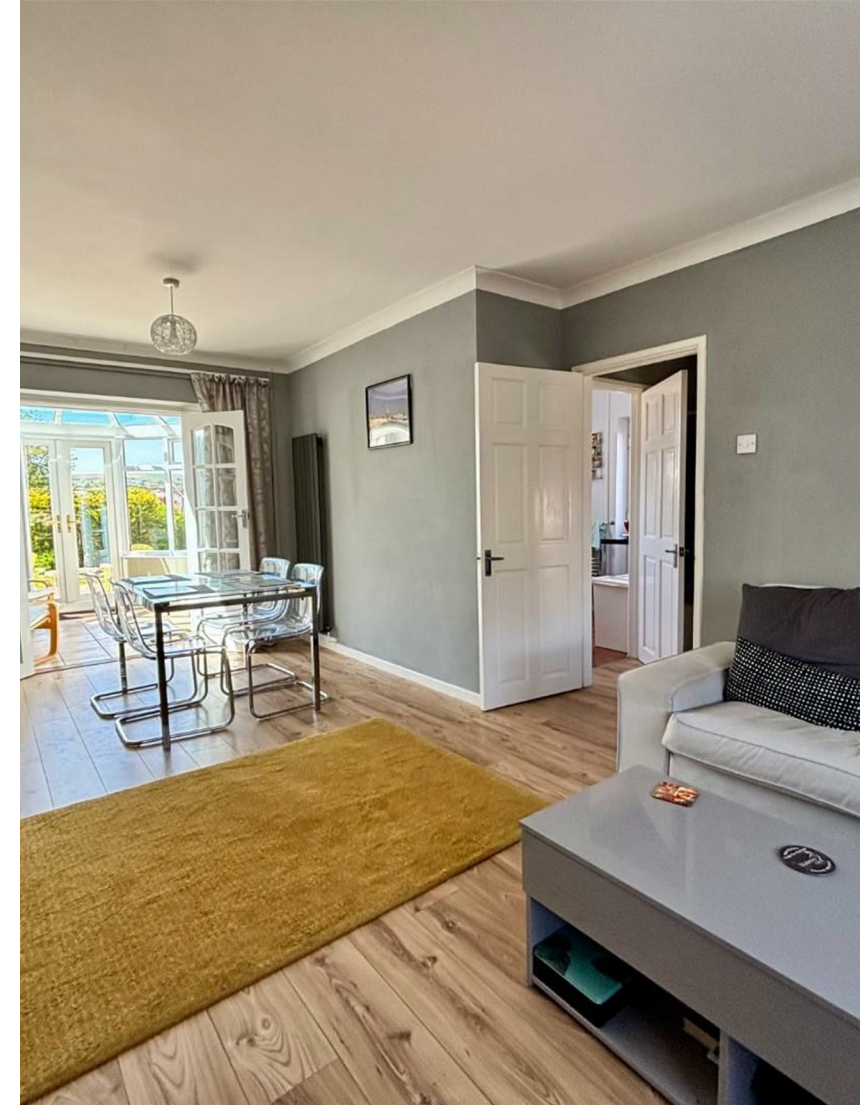
#### SCHOOL CATCHMENT

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







## MEADOW CRESCENT

CAERPHILLY, CF83 1JX - £250,000

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

Nestled in the desirable Meadow Crescent, this charming two-bedroom house offers a perfect blend of comfort and convenience. Situated in a tranquil cul-de-sac, the property boasts a peaceful atmosphere while being just a stone's throw away from the vibrant Caerphilly town centre.

Upon entering, you will find a welcoming reception room that provides an ideal space for relaxation or entertaining guests. The two well-proportioned bedrooms are perfect for a small family or professionals seeking a comfortable living environment. The property also features a modern bathroom, ensuring all your essential needs are met.

One of the standout features of this home is the ample off-road parking, accommodating up to three vehicles, along with a garage for additional storage or vehicle protection. This is a rare find in such a sought-after location.

For those who appreciate the convenience of public transport, the property is within walking distance to the local train station, making commuting to nearby areas a breeze.

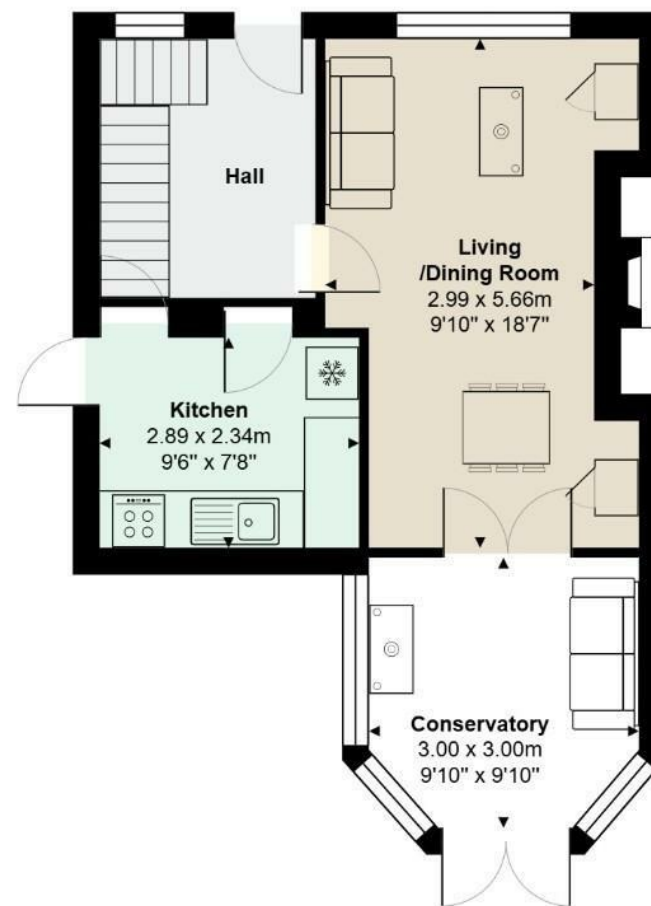
In summary, this delightful house in Meadow Crescent presents an excellent opportunity for anyone looking to settle in a friendly neighbourhood with easy access to local amenities and transport links. Don't miss the chance to make this lovely property your new home.

### PROPERTY SPECIALIST

Nicholas Browne  
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 02920 867711  
 Negotiator



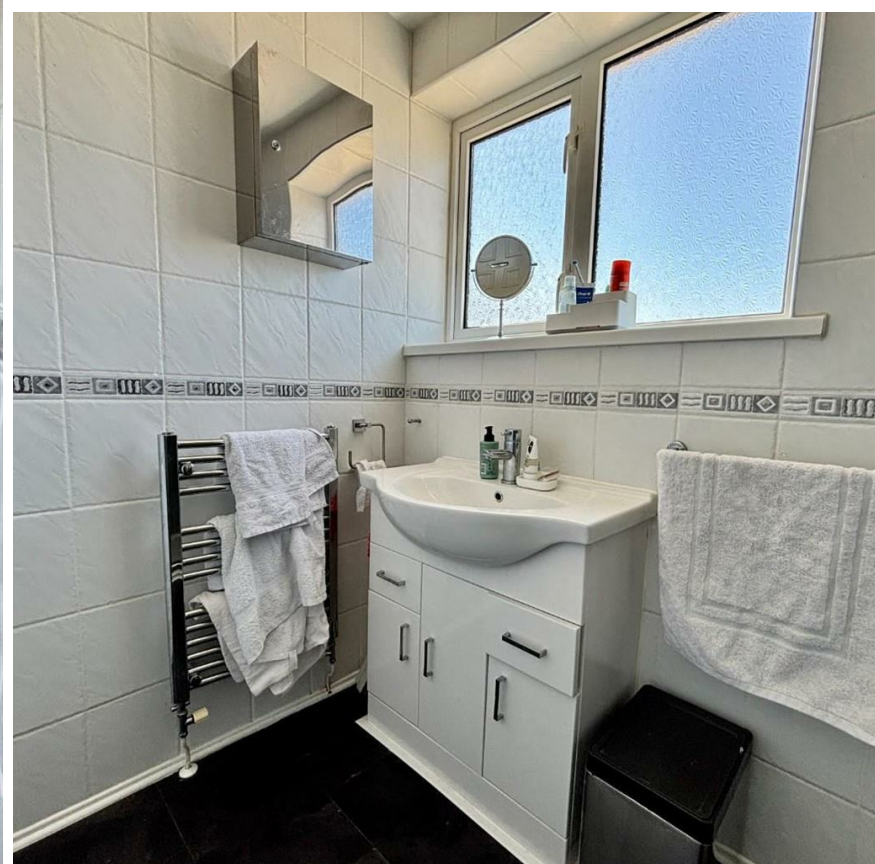
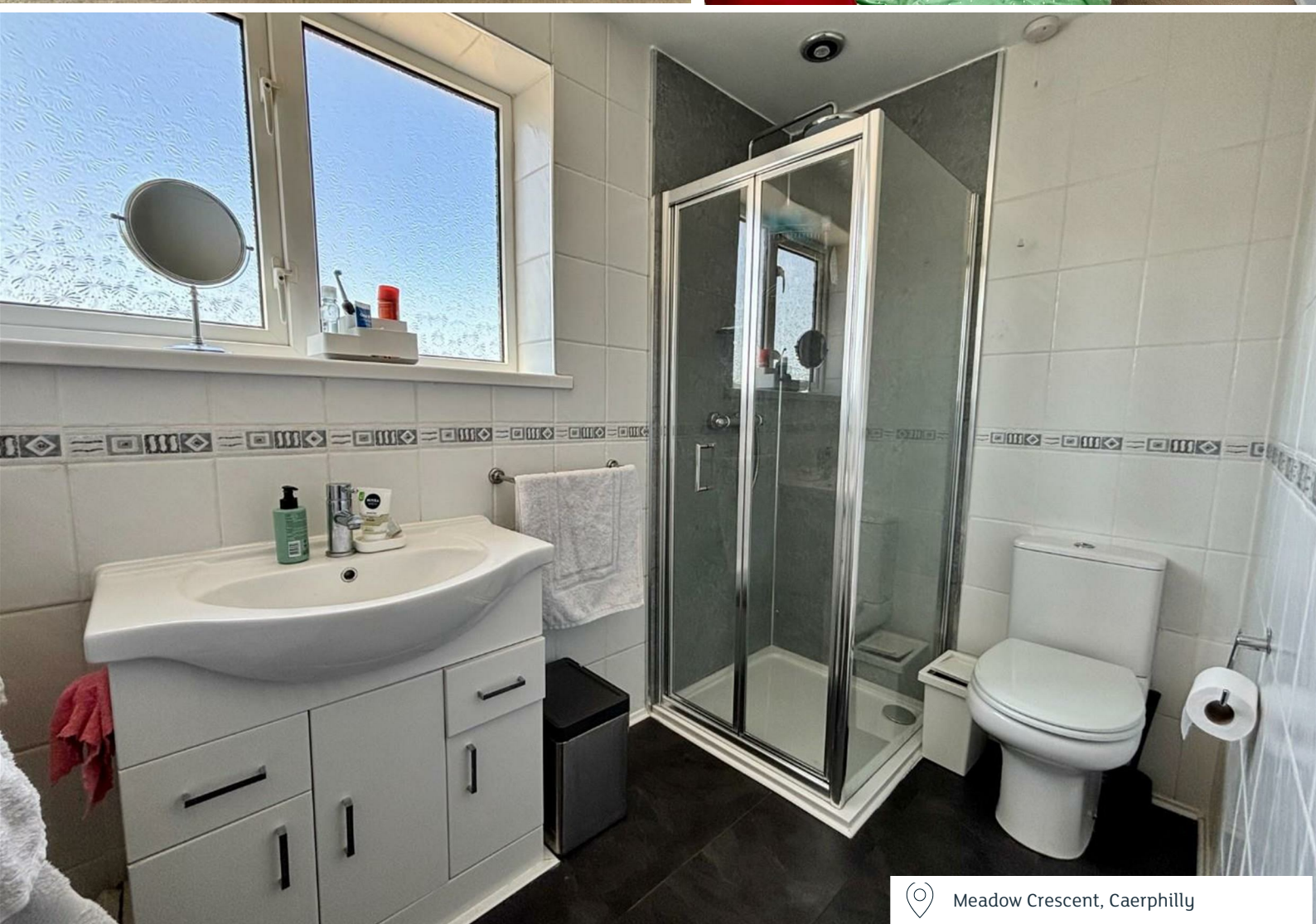




**15, Meadow Crescent, Caerphilly, CF83 1JX**

Total Area: 74.0 m<sup>2</sup> ... 796 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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