

CAERPHILLY'S HOME FOR  
STYLISH SALES  
& LETTINGS

BRINSONS



PEN Y CAE  
CAERPHILLY



#### DESCRIPTION

Brinsons are pleased to offer for sale this two bedroom mid-link property situated in the popular Mornington Meadows development. The property is located within minutes of Caerphilly town centre, and is in a great location for commuting to Cardiff.

#### ACCOMMODATION

The accommodation briefly comprises; entrance hall, living room and kitchen to the ground floor with two bedrooms and family bathroom to the first floor. At this reasonable price, this property can be seen as an investors dream. Early viewing highly recommended.

#### ENTRANCE HALL

Entered via wooden front door with frosted glass vision panelling. Skimmed walls. Textured finish ceiling. Vinyl tiled flooring. Radiator. Doors lead to all rooms.

#### KITCHEN

1.73 x 3.02 (5'8" x 9'11")

Basic Kitchen comprising; worktops, range of wall and base units, space for all appliances, metallic sink and drainer ½ and ½ . Aluminium secondary glazed window to front. Skimmed and tiled walls. Textured finish ceiling. Vinyl tiled flooring. Wall mounted boiler (not tested).

#### LIVING ROOM

4.04 x 3.56 (13'3" x 11'8")

UPVC door to back with frosted glass vision panels. UPVC double glazed window to rear. Papered walls. Textured finish ceiling. Vinyl tiled flooring. Radiator.

#### FIRST FLOOR

#### LANDING

Accessed via half turned staircase. Skimmed walls. Textured finish ceiling. Loft hatch. Doors leading to all rooms.

#### BEDROOM 1

2.69 x 2.97 (8'10" x 9'9")

UPVC double glazed window to rear. Papered walls. Textured finish ceiling. Range of fitted bedroom furniture.

#### BEDROOM 2

2.62 x 2.21 (8'7" x 7'3")

Single wooden glazed window to front. Papered walls. Textured finish ceiling. Range of fitted wardrobes.

#### BATHROOM

Three piece suite comprising; panelled bath with overhead electric shower, low level WC and pedestal wash hand basin. Tiled and papered walls. Textured finish ceiling.

#### OUTSIDE

#### FRONT

Open plan garden with path leading to entrance door. Storage shed adjacent to front door.

#### REAR

Private rear garden, enclosed to all boundaries via feather edged fencing.

#### TENURE

We have been advised by the vendor that this property is Freehold. The purchaser is advised to obtain verification from their solicitor or surveyor.

#### COUNCIL TAX

Band B.





## PEN Y CAE

, CF83 3BX - £850 PCM



2 Bedroom(s)

0 Bathroom(s)

0.00 sq ft

Brinsons are pleased to offer this renovated two bedroom house in Mornington Meadows! The property offers a spacious lounge and separate newly finished kitchen. The first floor offers two bedrooms and family bathroom. The property benefits from a low maintenance rear garden and on street parking. Managed By Brinsons. EPC Rating: C, Council Tax Band: D.

Please note, in order to meet the affordability for this property you will need to be earning in excess of £30,600 per year.

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited / Brinsons reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

### PROPERTY SPECIALIST

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