



Bryn Derwen Gelligaer Road, Trelewis, CF46 6DN

Price **£350,000**

BRINSONS

Eastgate Market Street, Caerphilly CF83 1NX

T: 02920 867711 E: caerphilly@brinsons.co.uk

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Brinsons of Caerphilly are delighted to offer to the market, a great opportunity to acquire a substantial, four bedrooms, detached house on a good size plot with large garage and off road parking for many vehicles.

The spacious accommodation offers; a large open Lounge/Diner, Front reception room, Kitchen breakfast room leading to a utility area with WC to the downstairs. The first floor offers four double bedrooms, three with built in storage and a bathroom fully tiled with shower over bath.

To the rear a large garden mainly laid to lawn, patio area and mature trees and shrubs. The property does need some modernisation, but has the footprint and potential to be a beautiful family home.

Being sold with the benefit of no onward chain, it really needs to be seen to be fully appreciated.

FREEHOLD

COUNCIL TAX - D



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Porch

Half glazed entrance door. Double glazed window to side. Inner glazed door and side screen to:

Hallway

Stairs to first floor with turned spindles and balustrade. Paneled Radiator. Smooth ceiling.

Reception Room 10'5 x 11'7 (3.18m x 3.53m)

Double glazed window to front. Period style fire place with tiled hearth. Paneled radiator. Cornice ceiling. Picture rail.

Lounge Diner 11'3 x 24'8 (3.43m x 7.52m)

Double glazed window to front and side. Patio doors to rear with views over the garden. Coal effect gas fire set against a period style fireplace with tiled hearth. Paneled radiators. Coved ceiling. Power points.

Kitchen 16'3 x 15'1 (4.95m x 4.60m)

Three double glazed windows to rear. Range of wall and base cupboards comprising; six base cupboards, one drawer pack, two corner units, three wall cupboards, one corner unit and plate rack. Work surfaces with inset gas hob with oven beneath and extractor hood. Inset 1½ bowl with mixer tap. Tiled splash-back. Power points. Cupboard housing central heating boiler. Ceramic tiled floor. Wooden Island with terracotta tiled worktop. Door to:-

Utility Room 7'8 x 10'9 (2.34m x 3.28m)

Door and double glazed window to rear. Two wall cupboards. Plumbing and space for washing machine. Tiled floor. Coat hook Access to:-

Downstairs WC

Double glazed window to side. Low level flush WC.

Bathroom 5'10 5'8 (1.78m 1.73m)

Window to rear. White suite comprising; low level flush wc and pedestal wash hand basin, paneled bath and side screen with shower over. Tiled walls. Paneled radiator. Cushion flooring.

Bedroom One 11'3 x 12'6 (3.43m x 3.81m)

Double glazed window to front. Paneled radiator. Range of fitted wardrobes to one wall. Coved ceiling. Power points.

Bedroom Two 11'3 x 10'6 (3.43m x 3.20m)

Two double glazed windows to rear and side. Paneled radiator. Wood effect laminate flooring. Original fitted cupboard with shelving and hanging space. Glass fronted display cupboard to alcove. Coved ceiling.

Bedroom Three 10'4 x 11'5 (3.15m x 3.48m)

Double glazed window to front. Radiator. Coved ceiling.

Bedroom Four 8'5 x 8'7 (2.57m x 2.62m)

Double glazed window to rear. Radiator. Wood laminate flooring. Range of fitted wardrobes to one wall. Airing cupboard. Coved ceiling.

Front Garden

The enclosed front garden is lawned with flower borders. There is a pedestrian access to the one side and a vehicular access to the other providing off road parking for several vehicles and access to the rear hardstand and double garage with "up and over" door and store to the side.

Rear Garden

The rear garden is mainly lawned with an ornamental

pond and patio area. The garden is enclosed to all boundaries.



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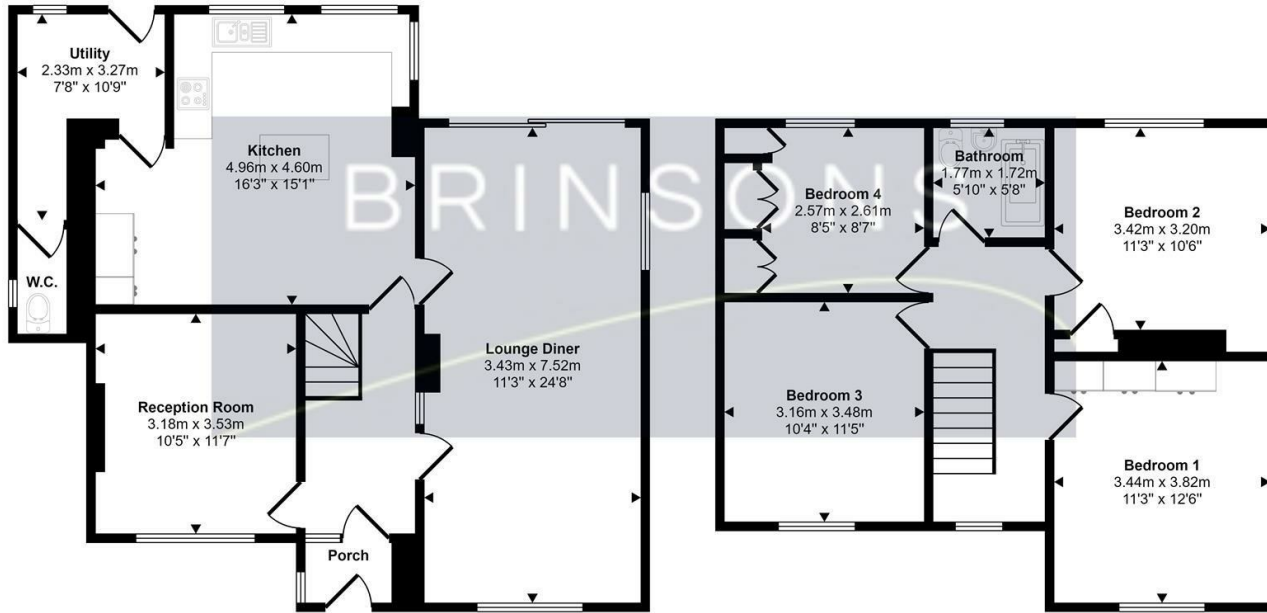
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Approx Gross Internal Area
135 sq m / 1452 sq ft



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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