



BRINSONS

Hillside Watford Road, Caerphilly, CF83 1NE

Offers Invited £400,000

BRINSONS



Eastgate Market Street, Caerphilly CF83 1NX

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

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Welcome to this charming detached house located on Watford Road in the picturesque town of Caerphilly. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms, there is ample space for everyone to have their own sanctuary.

Although there is only one bathroom, the potential to create your dream bathroom is endless. The detached garage provides convenient parking or extra storage space for your belongings.

One of the most exciting features of this property is the spectacular views it offers. Imagine waking up to stunning vistas every morning and enjoying the tranquility of the surroundings.

While this property is in need of modernisation, it presents a fantastic opportunity for you to unleash your creativity and design a home that truly reflects your style and personality. With no onward chain, you can make this house your own without any delays.

Don't miss out on the chance to own a property with such great potential. Contact us today to arrange a viewing and start envisioning the possibilities that this house on Watford Road holds for you.

Freehold

Council Tax - Band E





**KITCHEN 6'9" x 12'1" (2.06 x 3.70)**

Range of wall and base units. Overhead light. Power points. Window to side elevation. Door to Lounge/Diner. Power points.

**LOUNGE/DINER 12'4" x 12'4" (3.77 x 3.77)**

Window to front. Carpeted. Fireplace. Power points. Ceiling light. Radiator. Door to Utility Room.

**DINING ROOM 10'9" x 10'11" (3.29 x 3.33)**

Carpeted. Fireplace. Window to side elevation. Ceiling light. Power points. Sliding doors to second lounge.

**LOUNGE 10'10" x 10'11" (3.32 x 3.33)**

Carpeted. Fireplace. Window to side elevation. Ceiling light. Power points. Door to hallway.

**BEDROOM 1 11'3" x 11'4" (3.43 x 3.46)**

Carpeted. Ceiling light. Power point. Radiator.

**BEDROOM 2 10'10" x 11'2" (3.32 x 3.41)**

Carpeted. Ceiling light. Power point. Radiator.

**BEDROOM 3 11'6" x 6'6" (3.52 x 1.99)**

Fitted wardrobe. Carpeted. Power point. Ceiling light. Radiator. Window to rear.

**BATHROOM 8'0" x 5'7" (2.45 x 1.72)**

Three piece bathroom suite. Toilet, bath and hand basin. Ceiling light. Shower over bath. Window to front. Radiator.



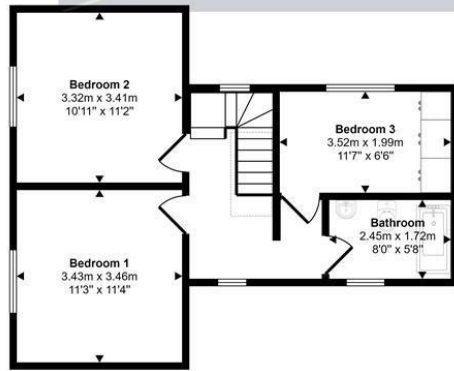








Approx Gross Internal Area  
103 sq m / 1112 sq ft



Denotes head height below 1.5m

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		
(69-80)	C		
(55-68)	D		
(39-54)	E	34	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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