



BRINSONS

26 Mardy Crescent, Caerphilly, CF83 1PU

Price £260,000

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Eastgate Market Street, Caerphilly CF83 1NX

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

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Brinsons are delighted to offer this great two bedroom detached bungalow within easy walking distance of Caerphilly town center located in the sought after castle park estate. Being sold with the benefit of no onward chain.

In further detail, the property comprises, Entrance Hall, Shower room, Living Room, Master Bedroom, Guest Bedroom, Kitchen and Conservatory. This property also benefits from a detached garage and large rear garden.

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

Freehold

Council Tax - D



## **ENTRANCE HALL**

Carpeted. Power points. Phone point. Ceiling light.

## **KITCHEN**

A range of wall and base units. Lino flooring. Door to driveway. Power points. Ceiling light. Window to rear.

## **LIVING ROOM**

Carpeted. Fireplace. Power points. 2 x Ceiling lights. French doors to conservatory. Door to Kitchen. 2 x Radiators.

## **CONSERVATORY**

Tiled floor. Radiator. Wall light. Door to garden.

## **SHOWER ROOM**

Large shower cubicle. Basin. WC. Storage cupboard. Tiled walls. Ceiling light. Window to rear.

## **MASTER BEDROOM**

Carpeted. Radiator. Window to front. Recessed storage. Power point. Ceiling light.

## **GUEST BEDROOM**

Carpeted. Ceiling light. Radiator. Power points. Window overlooking front garden.

## **GARAGE**

## **GARDEN**

Large rear garden, mostly laid to lawn.





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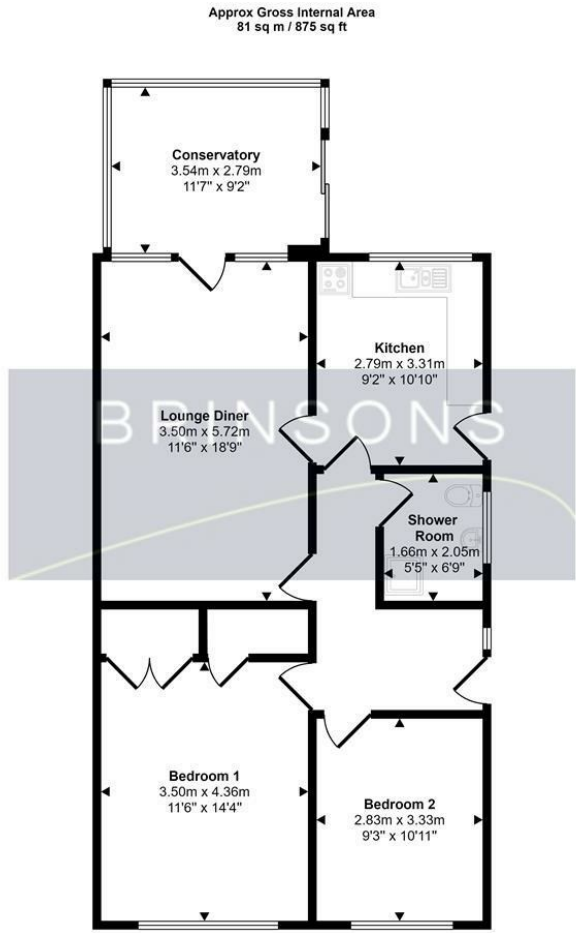


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Floorplan

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) <b>A</b>			<b>62</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	

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