



BRINSONS

21 Van Terrace, Caerphilly, CF83 3EE

Price £235,000

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Welcome to this charming terraced house located in the picturesque area of Van Terrace, Caerphilly. This property boasts a cosy cottage feel that will make you feel right at home from the moment you step inside.

As you enter, you are greeted by a bright reception room, perfect for entertaining guests or simply relaxing with your loved ones. The house features three inviting bedrooms, offering plenty of space for family or for guests to stay over.

One of the highlights of this property is the presence of a log burner, which adds a touch of warmth and cosiness, creating a perfect ambiance during the colder months.

For those in need of extra space, the loft room provides a versatile area that can be used as a home office or playroom. Imagine the possibilities!

The property also features a summer house, ideal for enjoying the sunny days and a workshop for those who enjoy DIY projects or need extra storage space.

Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm of this property for yourself.

Freehold

Council Tax - Band C

### **Entrance Hall**

Part glazed front door, leading to internal porch area. Separate glazed internal door to main hallway.

### **Living/Dining Room**

Cosy lounge diner with log burner, window overlooking Van Terrace. Power points. Ceiling light.

### **Kitchen**

Fitted kitchen with views over back garden. A range of wall and base units with red tiled splashback.

### **Breakfast Area**

Open plan from kitchen area, with space for a small dining table. Power points. Ceiling light. Archway through to rear hallway. Understairs storage cupboard.

### **Inner Hallway**

External door to garden. Doorway to shower room and separate WC. Ceiling light.

### **Shower room**

Large shower cubicle. Tiled walls and floor. Window overlooking rear garden.

### **WC**

Tiled walls and floor. Window overlooking rear garden.

### **Bedroom 1**

Stripped wooden flooring. Double windows overlooking Van Terrace. Power points. Ceiling light. Radiator.

### **Bedroom 2**

### **Bedroom 3**

### **Loft Area**

Please note, this room is deliberately not listed as a bedroom, but has ample storage and lighting. Carpeted. Velux window to the front.

### **Outside**

Gently landscaped rear garden with a decked patio area, Summer house (with power) and ornamental pond.

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Approx Gross Internal Area  
108 sq m / 1158 sq ft



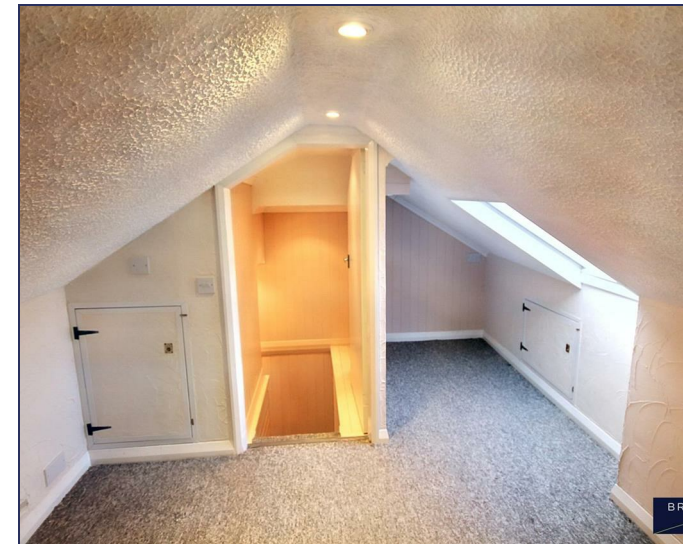
Ground Floor  
Approx 55 sq m / 591 sq ft

First Floor  
Approx 40 sq m / 430 sq ft

Second Floor  
Approx 13 sq m / 136 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.



**BRINSONS**



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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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