



117 Van Road, Caerphilly, CF83 1LA

Price £230,000

BRINSONS

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Eastgate Market Street, Caerphilly CF83 1NX

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Welcome to this charming mid-terrace house located on Van Road in the picturesque town of Caerphilly. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

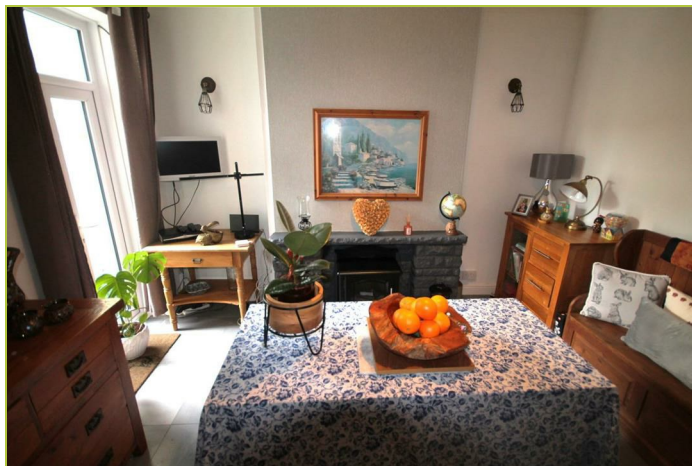
Situated close to town, this house offers convenience and easy access to all amenities. The enclosed rear garden provides a private outdoor space where you can unwind and enjoy the fresh air. Parking for one vehicle ensures that you never have to worry about finding a spot after a long day.

This property comes with the added bonus of no onward chain, making the buying process smooth and hassle-free. Whether you are looking for a family home or an ideal rental investment, this house ticks all the boxes. Additionally, the presence of a garage provides extra storage space or a secure spot for your vehicle.

Don't miss out on the opportunity to own this lovely home in a sought-after location. Book a viewing today and envision the endless possibilities that this property has to offer.

Freehold

Council Tax - Band C



Entrance Hall

Upvc front door to porch with tiled floors through to entrance hall. Period features. Coving and textured ceilings.

Living Room 11'10" x 11'11" (3.63 x 3.64)

Double glazed bay window to front, gas fireplace and surround. Smooth ceilings, carpets, wall mounted radiator, power points.

Dining Room 12'4" x 11'11" (3.78 x 3.65)

Tiled flooring, smooth ceiling, brick surround with electric wood burner. Double glazed patio doors to garden. Wall mounted radiator and power points.

Kitchen 10'0" x 9'10" (3.05 x 3.00)

Wall and base units with complementary work surfaces over, tiled splash back, sink and drainer with mixer tap. Space for free standing appliances. Wall mounted radiator, double glazed window to rear and power points.

Shower Room 9'11" x 5'5" (3.04 x 1.66)

Tiled floor, double glazed window to rear, WC, hand was basin and shower cubicle. Plumbed for washing machine. Textured ceilings and wall mounted radiator.

Bedroom 1 15'8" x 9'5" (4.78 x 2.88)

Two double glazed windows to front, textured ceilings, carpets, fitted storage space above bed, wall mounted radiator and power points.

Bedroom 2 10'0" x 11'4" (3.07 x 3.47)

Double glazed window to rear, fitted carpets, wall mounted radiator, smooth ceilings and power points.

Bedroom 3 9'8" x 6'5" (2.97 x 1.97)

Double glazed window to rear, fitted carpets, wall mounted radiator, smooth ceilings and power points.

Bathroom 9'11" x 4'11" (3.03 x 1.51)

Wooden floor, Bath, WC and hand wash basin, half tiled wall

Rear Garden

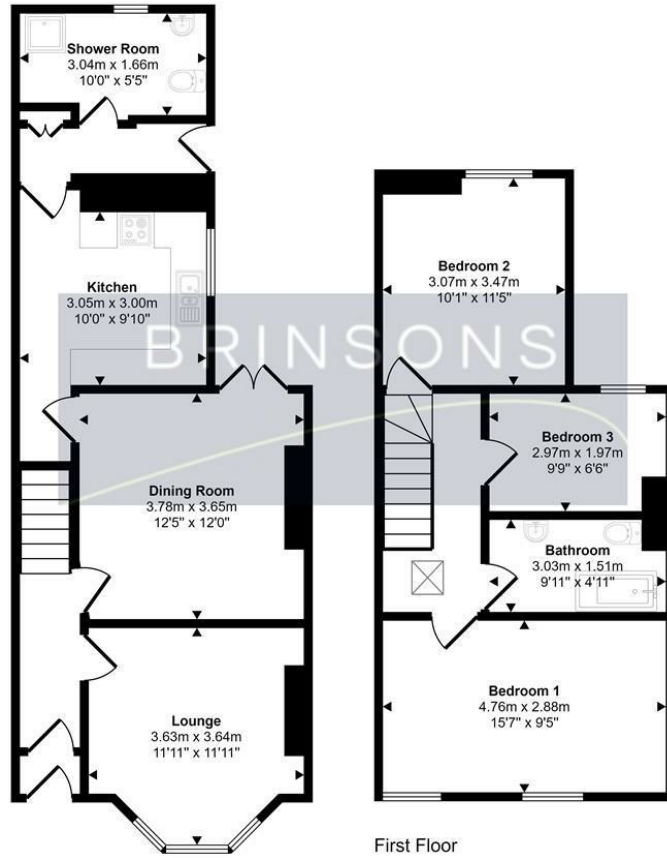
Steps up to lawn, garden has rear access and a garage.

Garage





Approx Gross Internal Area
96 sq m / 1029 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		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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