



BRINSONS

14 Meadow Way, Caerphilly, CF83 1TQ
Offers Invited £260,000

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Welcome to Meadow Way, Caerphilly - a charming semi-detached house with great investment potential! This lovely property boasts one reception room, perfect for entertaining guests or relaxing with family. With three cosy bedrooms, there's plenty of space for everyone to enjoy. The property also features a well-maintained bathroom for your convenience.

Situated in a family-friendly neighbourhood, this home offers parking for two vehicles, making coming and going a breeze. The proximity to Cwrt Rawlin Primary School is ideal for families with young children, providing easy access to quality education.

Whether you're looking to settle down in a peaceful area or seeking a promising investment opportunity, this property has it all. Don't miss out on the chance to make this house your home sweet home!

Freehold

Council Tax - E

Entrance Hall

Guest WC

WC. Hand basin. Radiator. Ceiling Light.

Lounge 10'10" x 14'8" (3.32 x 4.49)

Carpeted. Fireplace. Ceiling light. Radiator. Power points. Window overlooking front of house. Door to:

Kitchen/Diner 14'11" x 9'1" (4.56 x 2.78)

A range of wall and base units. Integrated oven and hob with hood over. Ceiling light. Radiator. Window to rear of property and French doors out into the garden.

Bedroom 1 8'7" x 9'8" (2.64 x 2.96)

Carpeted. Fitted storage. Power points. Ceiling light. Radiator. Window overlooking front of house. Door to:

En-Suite 4'10" x 4'5" (1.48 x 1.37)

Shower cubicle with shower. WC. Hand basin. Wall mounted bathroom cabinet. Tiled walls. Window to side of house.

Bedroom 2 8'7" x 9'4" (2.64 x 2.85)

Carpeted. Fitted storage. Power points. Ceiling light. Radiator. Window overlooking rear of house.

Bedroom 3 6'1" x 8'8" max (1.86 x 2.66 max)

Carpeted. Power points. Ceiling light. Radiator. Window overlooking front of house.

Bathroom 6'0" x 6'0" (1.83 x 1.85)

Bath with shower over and glass screen. Basin. WC. Window to rear. Tiled walls. Ceiling light.



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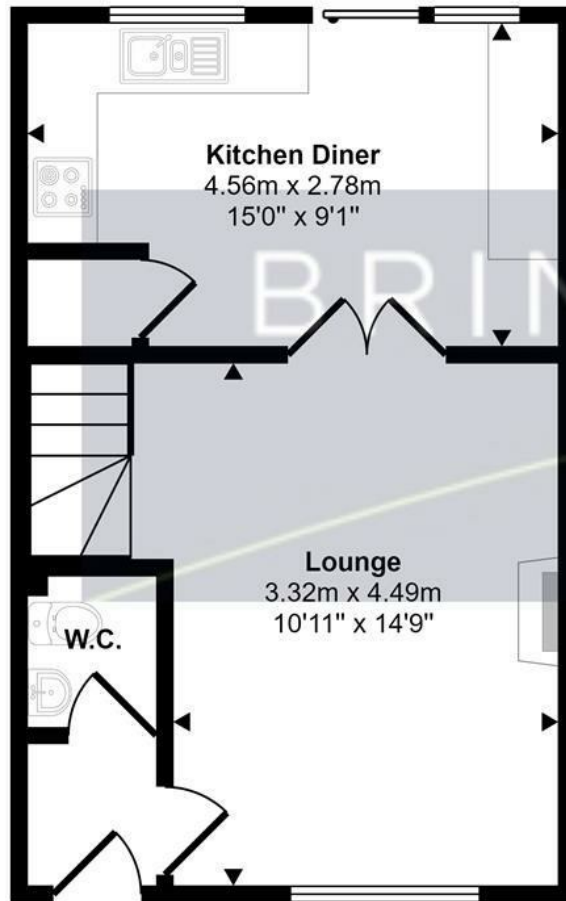


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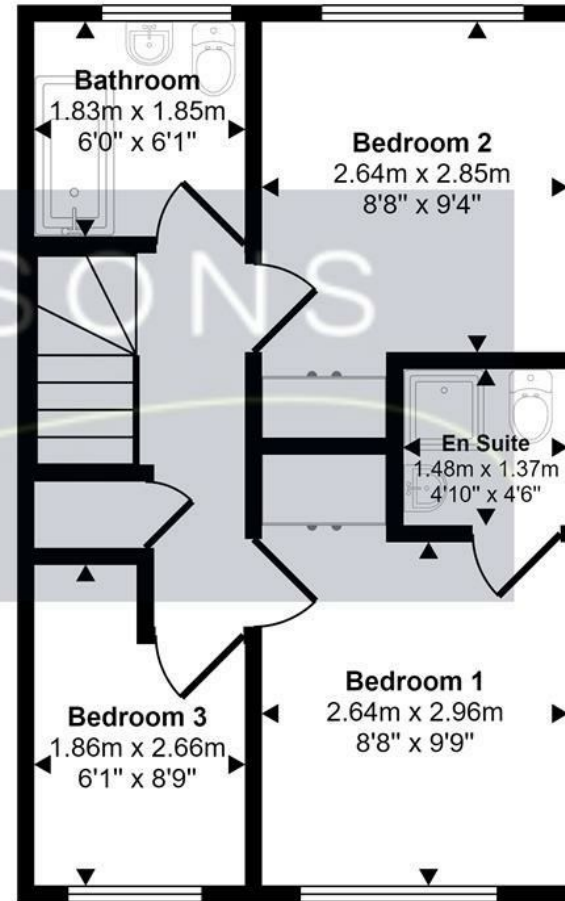




Approx Gross Internal Area
68 sq m / 736 sq ft



Ground Floor
Approx 34 sq m / 366 sq ft



First Floor
Approx 34 sq m / 370 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		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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