



BRINSONS

13 Darren Close, Caerphilly, CF83 3BZ  
Price £339,950

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This stunning three-bedroom bungalow is located in a highly desirable area, Situated in a quiet cul-de-sac, this property offers both a peaceful setting and convenient access to local amenities. With its fantastic potential, this home is perfect for those seeking the ideal family residence, being sold with the benefit of no onward chain.

In further detail, the accommodation comprises, entrance hall with guest WC, leading to a large living dining room with feature stone fireplace. moving on through to the spacious rear hallway you have doors to the kitchen and conservatory. The kitchen has a range of wall and base units and a double glazed door out to the open driveway. The conservatory, with red tiled flooring, is bright and spacious with double doors leading out onto the garden.

Upstairs you have two double bedrooms and a smaller third bedroom, together with a family bathroom with corner bath, shower cubicle, WC and vanity unit with recessed basin.

Outside you have a large garage with attached carport, a spacious gated driveway and sheltered side terrace. To the front and rear you have well maintained gardens, mostly laid to lawn.

All in all a really lovely property that needs to be seen to be fully appreciated.

### **LIVING ROOM/DINING ROOM**

Carpeted. Glazed bi-fold doors to hallway. Double glazed windows to front and rear. Stone clad pillar matching feature stone fireplace. Wall lights. Ceiling lights. Power points and television points.

### **KITCHEN**

A range of wall and base units. compsite worktop. Tiled flooring Gas hob. Electric oven. White sink and drainer. Window to side of house. Power points. Side door to driveway and garage.

### **HALLWAY**

Tiled floor. Bi-fold part glazed doors to dining area. Double doors out onto Conservatory.

### **CONSERVATORY**

Red tiled floor. Two ceiling fan lights. Power points. Double doors out onto garden.

### **GUEST WC**

Blue basin and WC. Tiled floor. Window to front of property.

### **MASTER BEDROOM**

Carpeted. Range of fitted wardrobes and drawers with mirrored storage cupboards opposite. Ceiling light. Power points. Window overlooking rear garden. Radiator.

### **SECOND BEDROOM**

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

### **THIRD BEDROOM**

Carpeted. Power points. Ceiling light. Radiator. Window overlooking rear of house. Fitted wardrobe. Storage cupboard.

### **FAMILY BATHROOM**

Corner bath. Shower cubicle. WC. Vanity unit with recessed basin. Tiled walls and floor.

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Approx Gross Internal Area  
121 sq m / 1306 sq ft



Ground Floor  
Approx 74 sq m / 795 sq ft

First Floor  
Approx 48 sq m / 512 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.



**BRINSONS**



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</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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