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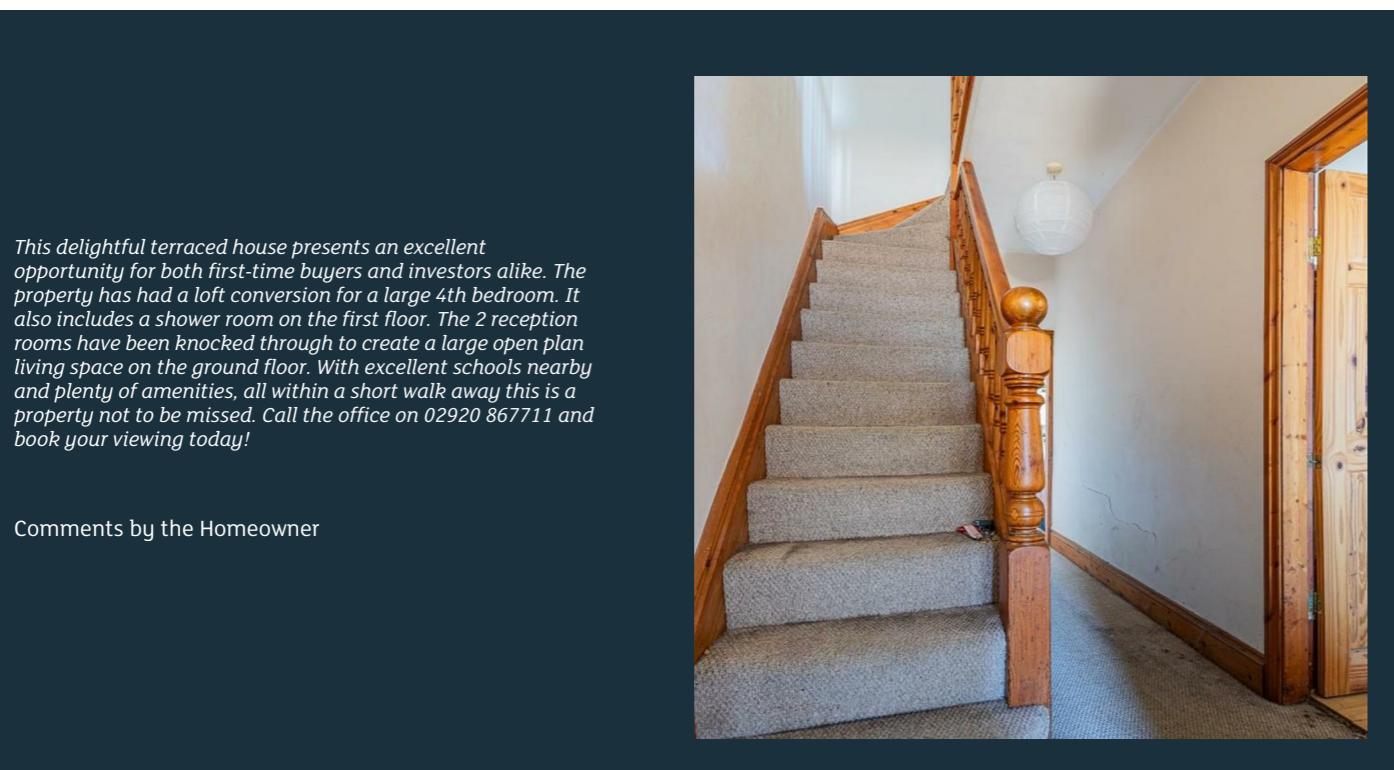


Comments by Mr Ollie Vincent



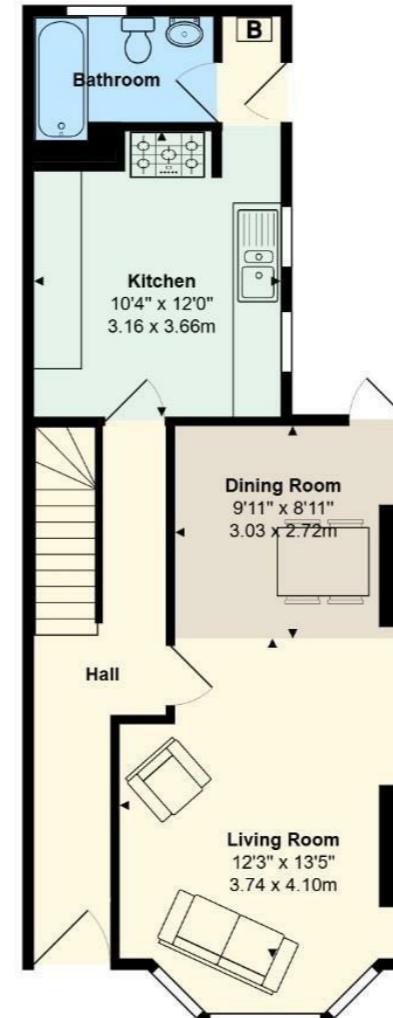
Property Specialist
Mr Ollie Vincent
Senior valuer

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This delightful terraced house presents an excellent opportunity for both first-time buyers and investors alike. The property has had a loft conversion for a large 4th bedroom. It also includes a shower room on the first floor. The 2 reception rooms have been knocked through to create a large open plan living space on the ground floor. With excellent schools nearby and plenty of amenities, all within a short walk away this is a property not to be missed. Call the office on 02920 867711 and book your viewing today!

Comments by the Homeowner

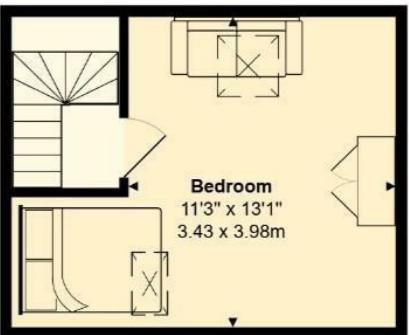


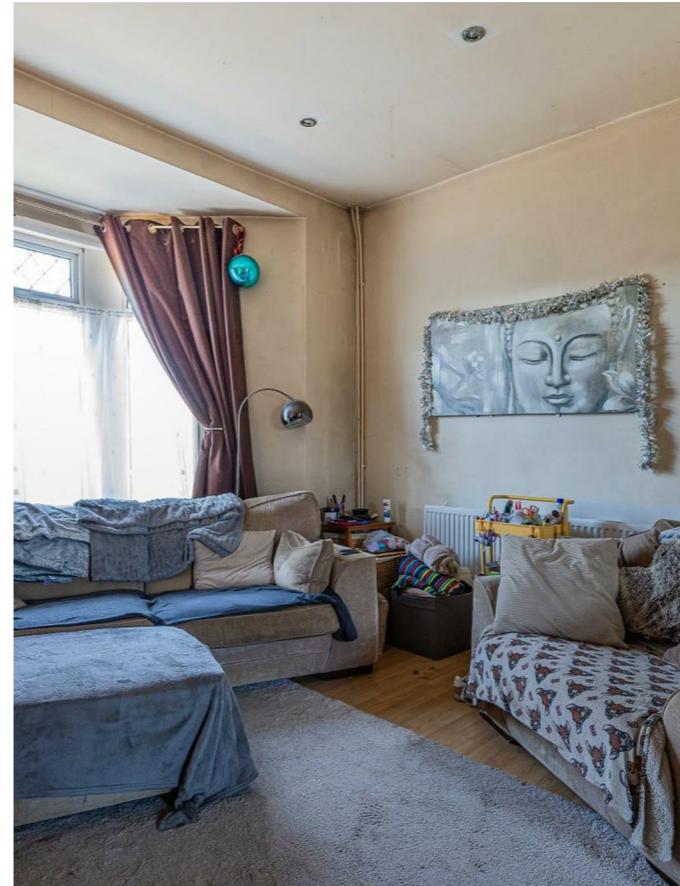
Pontygwindy Road



Total Area: 1245 ft² ... 115.7 m²

All measurements are approximate and for display purposes only





Pontygwindy Road

Caerphilly, Caerphilly, CF83 3HF

Asking Price

£210,000



4 Bedroom(s)



2 Bathroom(s)



1245.00 sq ft



Contact our
Brinsons Caerphilly Branch

029 20867711

This delightful four-bedroom mid-terraced house offers a perfect blend of character and modern living. Spanning an impressive 1,245 square feet, this property, built in 1900, has been thoughtfully updated while retaining its original charm.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The property boasts four well-proportioned bedrooms, ensuring ample space for families or those seeking extra room for guests or a home office. The two bathrooms add convenience, catering to the needs of a busy household.

One of the standout features of this home is the loft conversion, which offers additional living space that can be tailored to your needs, whether as a playroom, study, or extra bedroom. The property also includes a detached garage at the rear, providing secure storage or potential for a workshop.

Being chain-free, this home presents a smooth transition for prospective buyers. Its prime location means you are just a stone's throw away from local amenities, making daily errands and leisure activities easily accessible.

In summary, this four-bedroom mid-terraced house on Pontygwindy Road is a fantastic opportunity for those looking for a spacious and versatile home in a vibrant community. With its blend of traditional features and modern conveniences, it is sure to appeal to a wide range of buyers.



Hall

Living Room (open plan) 12'3" x 13'5" (3.74 x 4.10)

Dining Room (open plan) 9'11" x 8'11" (3.03 x 2.72)

Kitchen 10'4" x 12'0" (3.16 x 3.66)

Bathroom

to the first floor

Bedroom 15'10" x 9'10" (4.84 x 3.00)

Bedroom 9'11" x 12'1" (3.03 x 3.70)

Bedroom 10'5" x 8'7" (3.18 x 2.64)

Shower Room

Bedroom (Loft Conversion)

Council Tax

BAND C

School Catchment

Welsh Medium Primary School : Y.G.G. CAERFIL

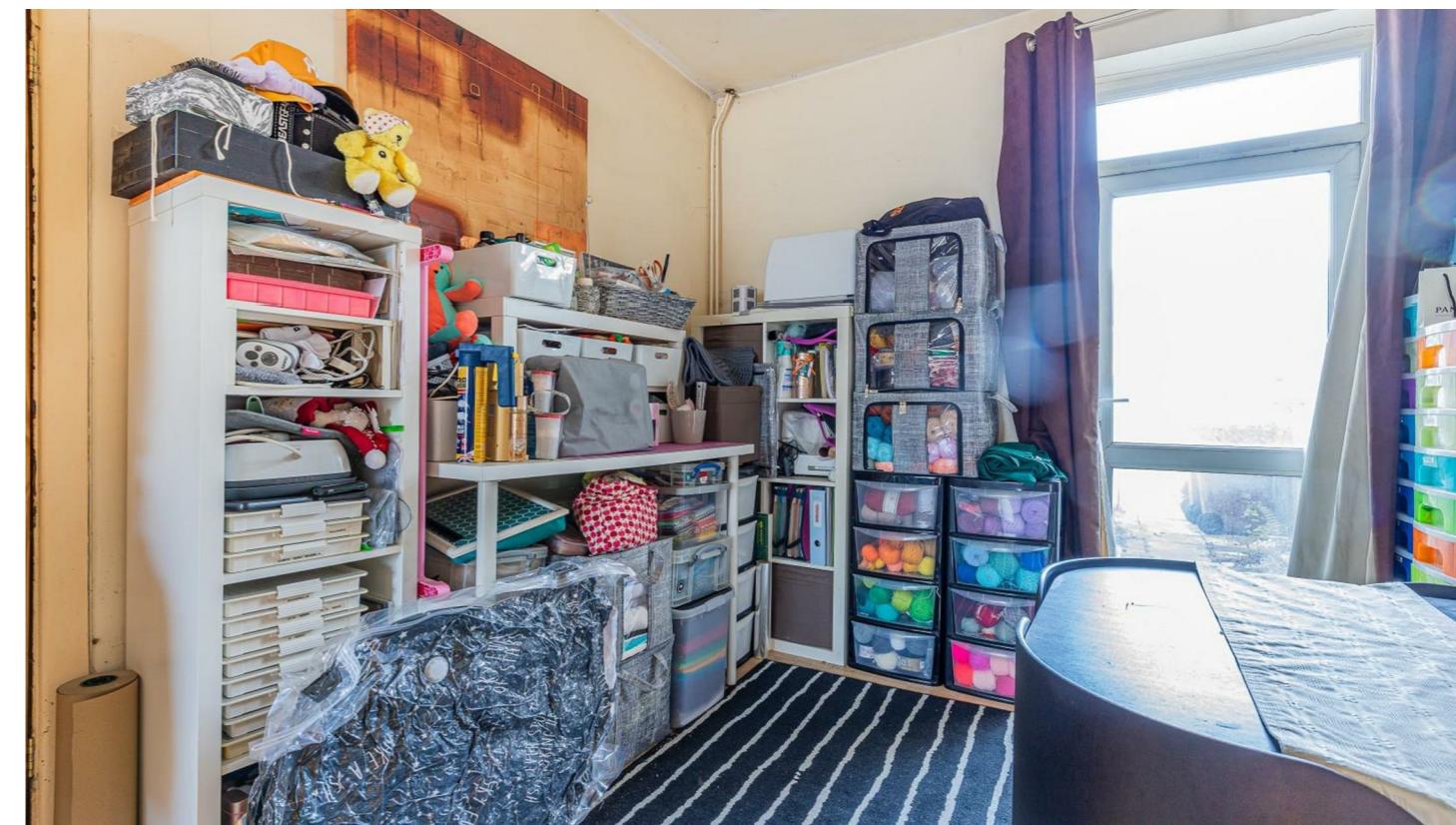
Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI

English Medium Primary School : PLASYFELIN PRIMARY

English Medium Secondary School : BEDWAS HIGH SCHOOL

Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A	82	
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

