



## Van Road, offers over £230,000

- Three Bedrooms Family home
- Mid terrace Home
- Great Location & Close to amenities
- Three reception rooms
- Great road networks and transport links
- A upstairs bathroom and downstairs shower room
- EPC Rating: D



 3  2  3



## About the property

This three-bedroom mid-terrace home is located on Van Road, Caerphilly, in a great location close to local amenities. Offering plenty of potential, this property is ideal for first-time buyers, families, or investors looking to add value.

The ground floor features a spacious living areas, providing a comfortable space to relax and entertain. The separate dining area is perfect for family meals, while the kitchen offers ample storage and worktop space, with room for modernisation.

Upstairs, there are three well-sized bedrooms, offering flexibility for a growing family, a home office, or guest rooms. The family bathroom completes the upstairs layout and has potential for updating to suit your style.

Outside, the property benefits from a private rear garden, providing a great space for outdoor enjoyment. The home is also within easy reach of shops, schools, and transport links, making it a convenient and desirable place to live.

## Accommodation

### Ground Floor

**Living Room** 10' 2" max x 12' 6" max ( 3.10m max x 3.81m max )

**Lounge** 10' 5" max x 12' 5" max ( 3.17m max x 3.78m max )

**Dining Room** 10' 5" max x 14' 10" max ( 3.17m max x 4.52m max )

**Kitchen** 10' 5" x 10' 2" ( 3.17m x 3.10m )

### Utility

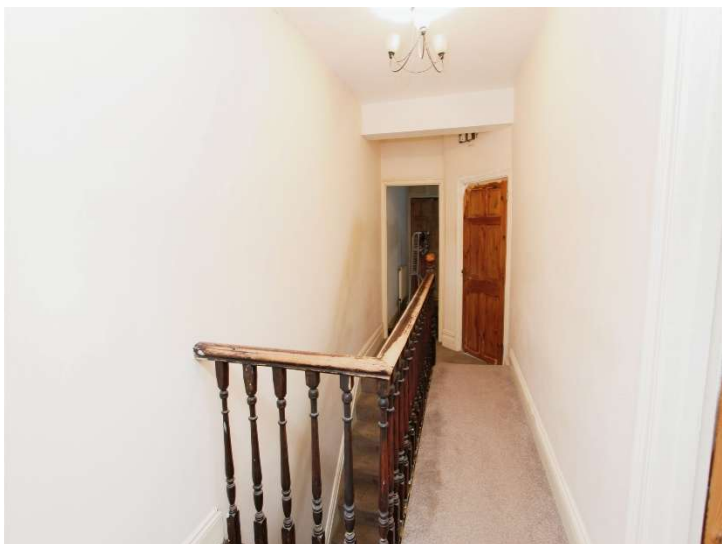
### Shower Room

### First Floor

### Landing

**Bedroom One** 16' 4" max x 10' 2" max ( 4.98m max x 3.10m max )

### Rear Enclosed Garden



## Floorplan



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