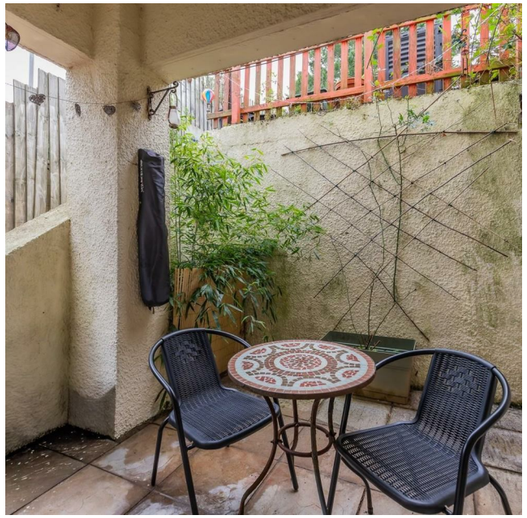
www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL



Van Road

CAERPHILLY



This beautifully presented three-bedroom home offers generous proportions, with high ceilings, and large dimensions. All the bedrooms are doubles, and the addition of the loft room excellent for families who need more space.

Boasting an enviable location close to the town centre. The property has been very well looked after throughout the duration of ownership, with plenty of upgrades and improvements over the years.. Definitely one not to miss!

Comments by Mr Ollie Vincent



Property Specialist

Mr Ollie Vincent

Senior valuer

ollie.vincent@jeffreyross.co.uk

This house is spacious and family friendly. We've loved raising our kids here near great schools and all the amenities Caerphilly offers (including the new leisure centre coming soon!) It's in a great location in the middle of Van Road - turn left and walk for 5 minutes and you're in town, turn right and you'll find meadow and woodland walks and opportunities for running or cycling in nature. We are just 10 minutes walk from Caerphilly train station too. The layout here has allowed space for creativity and family living, we would stay if not for wanting to re-locate outside of Caerphilly. The double garage provides ample space for parking one car, and you can enter rear of house via secure garden.

Comments by the Homeowner



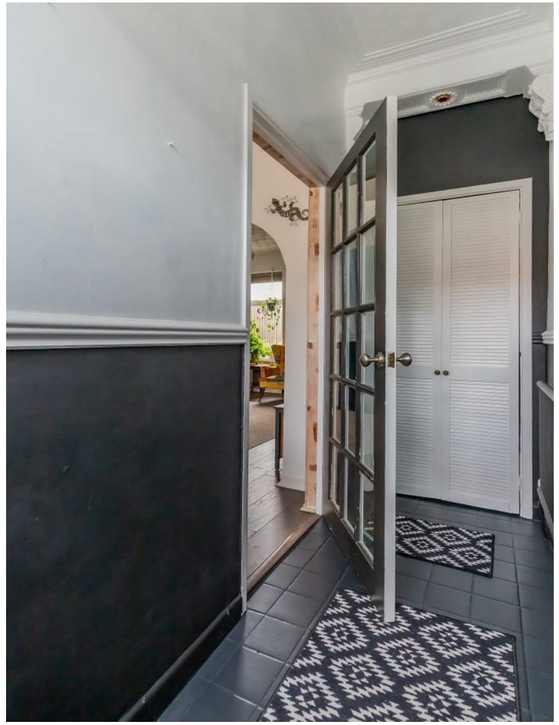


Total Area: 115.6 m² ... 1245 ft²

All measurements are approximate and for display purposes only









Van Road

Caerphilly, CF83 1LA

Asking Price

£240,000

3 Bedroom(s) | 1 Bathroom(s) | sq ft



Contact our

Brinsons Caerphilly Branch

029 20867711

Nestled on the picturesque Van Road in Caerphilly, this charming Victorian terraced house presents an exceptional opportunity for those seeking a blend of character and modern convenience. The property boasts three generously sized double bedrooms, along with an attic room that can serve as a fourth bedroom, making it ideal for families or individuals in need of extra space.

Upon entering, one is greeted by a warm and inviting atmosphere, enhanced by the seamless flow between the two reception rooms that have been thoughtfully combined to create a larger living area. This space is perfect for both relaxation and entertaining guests. The well-proportioned kitchen features double doors that lead out to a quaint courtyard patio, providing a delightful outdoor space for al fresco dining or enjoying the fresh air.

A notable highlight of this property is the spacious garage, offering parking and storage—a rare find in such a desirable location. The first-floor bathroom is well-appointed, ensuring convenience for all residents.

The home has undergone significant renovations over the years, including the installation of UPVC double glazing and a new Combi boiler, as well as a complete kitchen renovation that reconfigured the outdoor space. Recent updates also include a new water-tight garage roof and improvements to the bathroom, ensuring that the property is both stylish and functional.

With its elegant Victorian architecture and period details, this house exudes charm and character. Located within a vibrant community, residents will benefit from easy access to local amenities, schools, and parks, making it an excellent choice for those looking to settle in a friendly neighbourhood. This delightful home is ready to welcome its new owners, offering a perfect blend of comfort and style in a sought-after area.

Call the office on 02920 499680 and book your viewing today!





Hall

Dining Room (open plan) 11'6" x 11'8" (3.52 x 3.57)

Living Room (open plan)

Kitchen 9'3" x 15'10" (2.83 x 4.85)

to the first floor

Bedroom 12'0" x 9'1" (3.67 x 2.78)

Bedroom 9'8" x 12'0" (2.95 x 3.68)

Bathroom 6'0" x 10'10" (1.84 x 3.32)

Bedroom 9'3" x 10'11" (2.83 x 3.34)

to the 2nd floor

Loft Room (Bedroom 4)

Tenure

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

Council Tax

Band C

School Catchment

Welsh Medium Primary School : Y.G.G. CAERFFILI
Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI
English Medium Primary School : THE TWYN SCHOOL
English Medium Secondary School : ST. MARTINS COMPREHENSIVE SCHOOL


STAY WILD







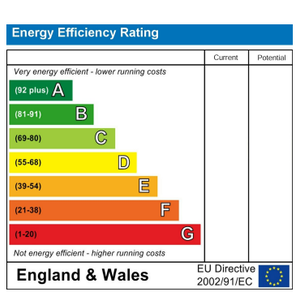

BLUMENFEST
ZÜRICH






SHARP


Fresh
MILK
TO YOUR DOOR
Boston Terrier
BREWING CO.


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
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC



