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CARDIFF

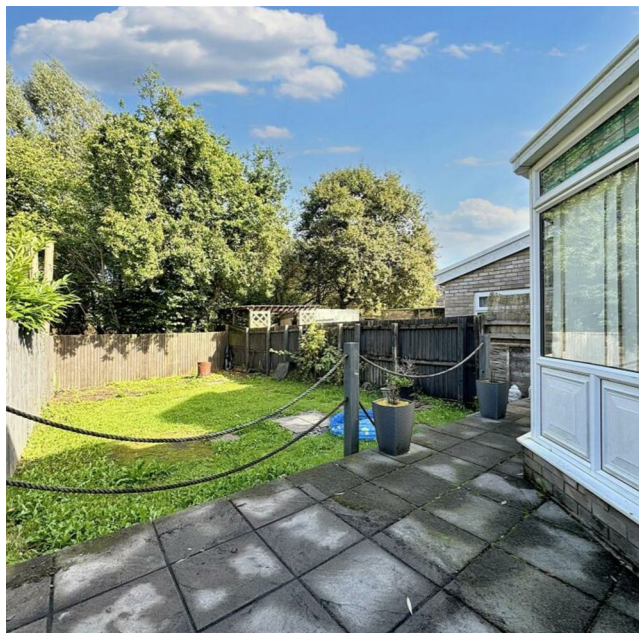
VALE

CAERPHILLY

BRISTOL

*Elm Grove*

CAERPHILLY



Comments by Abigail Bright

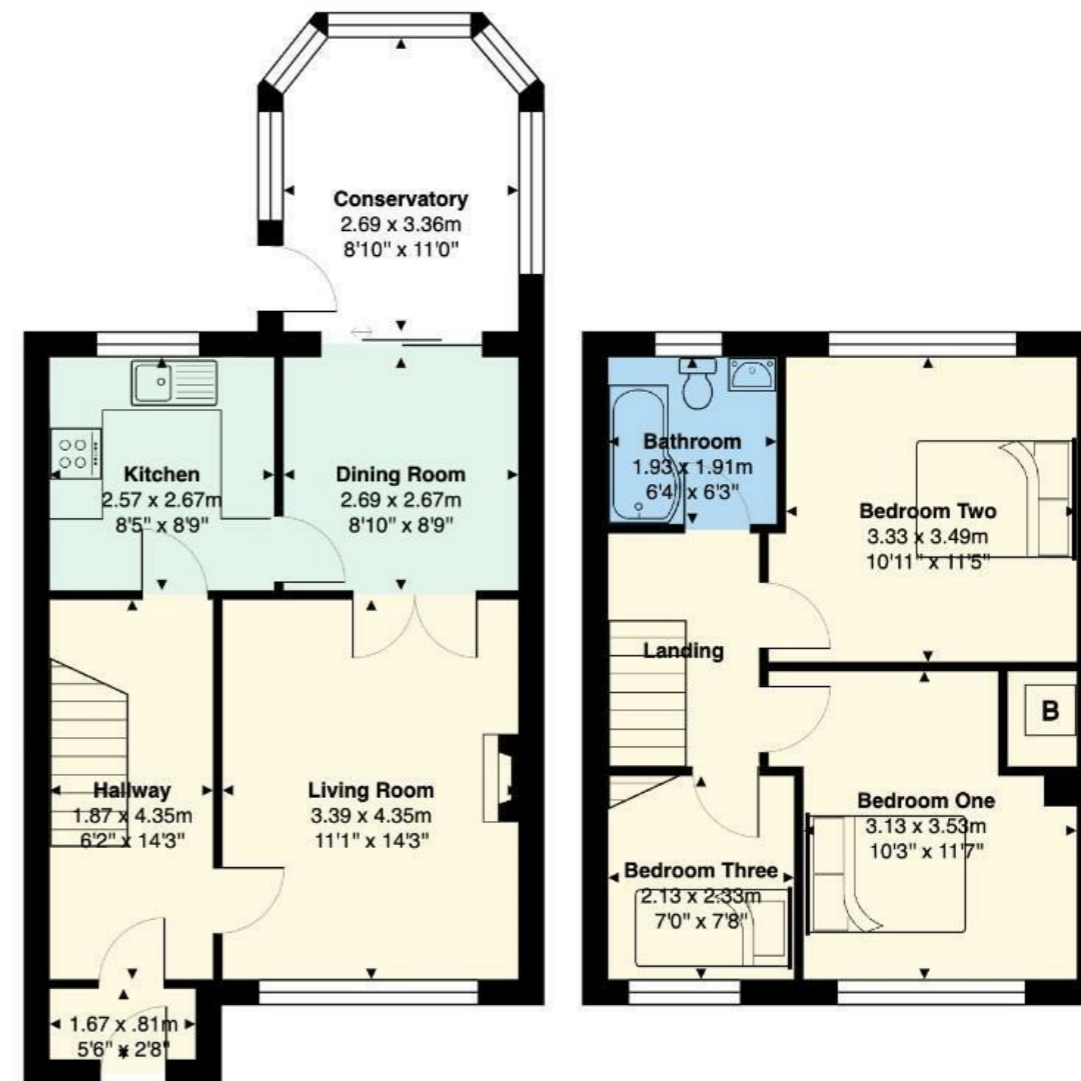
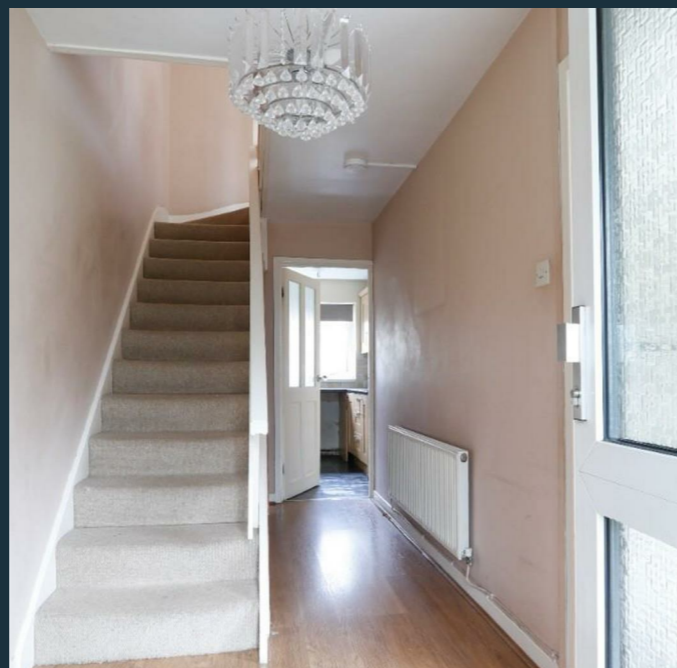


**Property Specialist**  
**Abigail Bright**  
Lettings Negotiator

abigail.bright@brinsons.co.uk

*In need of some modernization, but this could be a lovely spacious three bedroom family home.*

Comments by the Homeowner



**Elm Grove, Caerphilly, CF83 3BE**

Total Area: 87.6 m<sup>2</sup> ... 943 ft<sup>2</sup>

All measurements are approximate and for display purposes only



# Elm Grove

Caerphilly, Caerphilly, CF83 3BE

PCM

£950 PCM



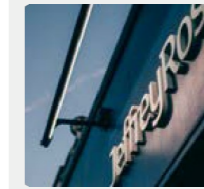
3 Bedroom(s)



1 Bathroom(s)



943.00 sq ft



Contact our

**Brinsons Caerphilly Branch**

029 20867711

Three Bedroom Family Home In Elm Grove!

Brinsons are pleased to offer this three bedroom, semi-detached house in Elm Grove! The property boasts two spacious reception rooms, kitchen and conservatory to the ground floor. The first floor offers two double bedrooms, a single bedroom and family bathroom. Additionally, the property is located in quiet location and benefits from a large rear garden. The property is conveniently located close to local amenities and public transport. Managed By JeffreyRoss/Brinsons. EPC Rating: C. Council Tax Band: C.

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



**Entrance Porch** 5'5" x 2'7" (1.67m x 0.81m)

**Entrance Hallway** 6'1" x 14'3" (1.87m x 4.35m)

**Living room** 11'1" x 14'3" (3.39m x 4.35m)

**Dining room** 8'9" x 8'9" (2.69m x 2.67m)

**Kitchen** 8'5" x 8'9" (2.57m x 2.67m)

**Conservatory** 8'9" x 11'0" (2.69m x 3.36m)

**To the first floor**

Street parking and path access to front door. Neatly hidden and set back from Sir Stafford Close

**Bathroom** 6'3" x 6'3" (1.93m x 1.91m)

**Bedroom One** 10'3" x 11'6" (3.13m x 3.53m)

**Bedroom Two** 10'11" x 11'5" (3.33m x 3.49m)

**Bedroom Three** 6'11" x 7'7" (2.13m x 2.33m)

**Garden**

Large North facing garden with fenced boundary, patio area and side access.

**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

**Additional Information**

Street parking and path access to front door. Neatly hidden and set back from Sir Stafford Close  
No onward chain  
Vacant possession  
Buy to let potential  
Well presented throughout.

**School Catchment**

Welsh Medium Primary School : Y.G.G. CAERFFILI  
Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI  
English Medium Primary School : PLASYFELIN PRIMARY  
English Medium Secondary School : BEDWAS HIGH SCHOOL





**Energy Efficiency Rating**

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

84

69

