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VALE

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CAERPHILLY



Comments by Mr Ollie Vincent

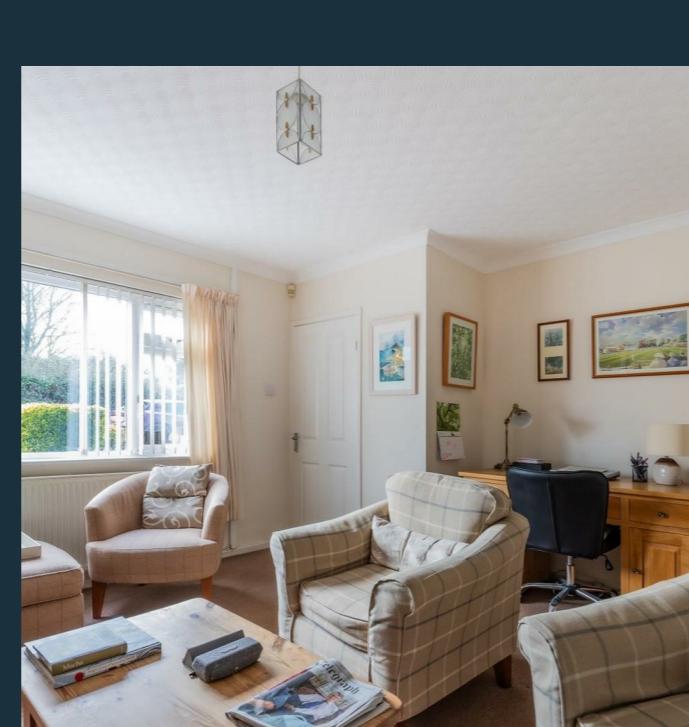


**Property Specialist**

Mr Ollie Vincent

Senior valuer

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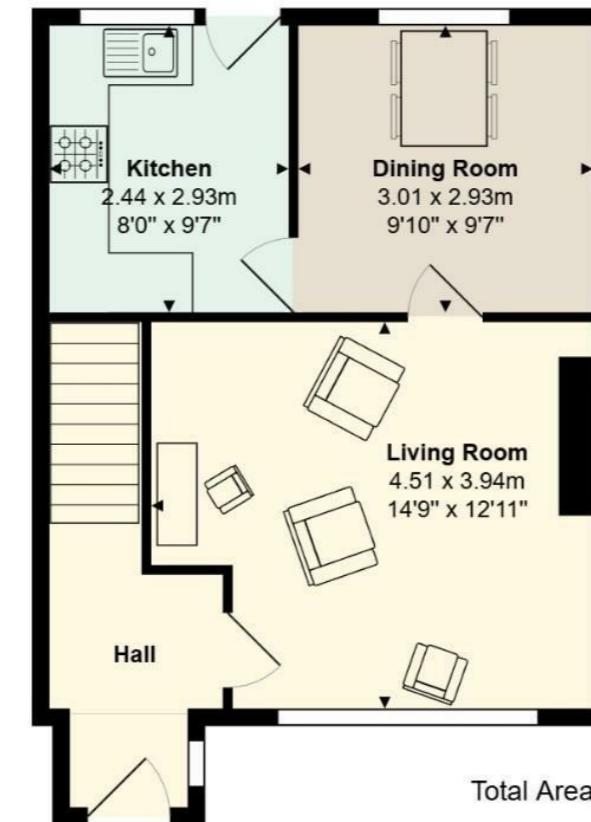


*We have loved living here. Its a great residential area, and the neighbours have been wonderful.. We've enjoyed many years here, and we hope any new buyers will find the same!*

Comments by the Homeowner

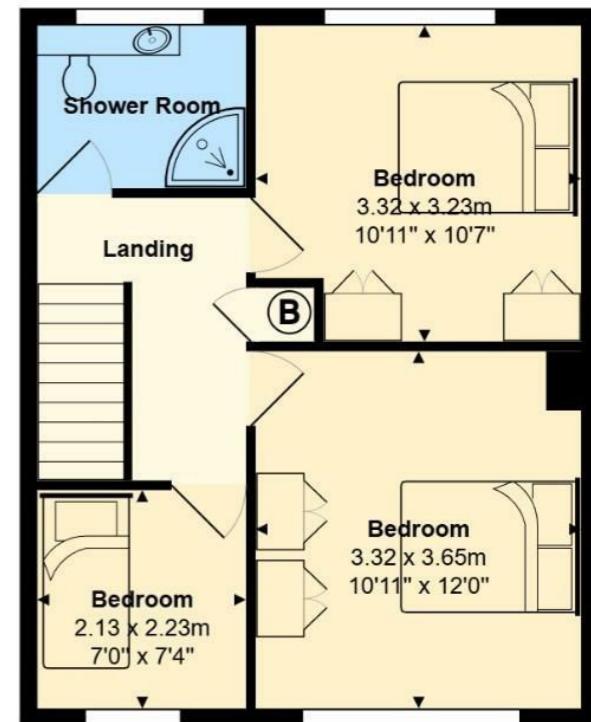
Set within the highly desirable area of Porset Close, Caerphilly, this beautifully presented three-bedroom semi-detached residence offers generous proportions, refined living spaces, and an enviable location close to the town centre. Immaculately presented throughout. With a full rewire, new bathroom and new kitchen over the last few years the property is ready to move straight in. It has been looked after very well throughout ownership.. the original parquet flooring can still be found!

## Porset Close



Total Area: 78.6 m<sup>2</sup> ... 846 ft<sup>2</sup>

All measurements are approximate and for display purposes only





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# Porset Close

Caerphilly, Caerphilly, CF83 1PQ

Asking Price

£270,000



3 Bedroom(s)



1 Bathroom(s)



846.00 sq ft



Contact our  
**Brinsons Caerphilly Branch**

029 20867711

Situated in the charming area of Porset Close, Caerphilly, this delightful semi-detached house presents an exceptional opportunity for those seeking a comfortable and inviting home. Spanning an impressive 846 square feet, the property features three well-proportioned bedrooms, making it ideal for families or individuals desiring extra space.

The property is sold as 'Chain Free' for an easier purchase.

Upon entering, you are greeted by a spacious reception room that exudes warmth and charm, perfect for relaxation or entertaining guests. The original parquet flooring can be found under carpets in the hall, dining room and living room. The kitchen is modern and functional. Prospective buyers may wish to knock through into the dining room to create a more open plan layout. The modern bathroom, recently updated, combines style with functionality, enhancing the overall appeal of the home.

Each bedroom is bathed in natural light, creating a bright and airy atmosphere throughout. The property has been well-maintained, with a full rewire completed eight years ago, a new porch added five years ago, and a new composite front door installed within the last year. The kitchen was replaced five years ago, while the bathroom is just two years old, ensuring contemporary finishes throughout.

Outside, the property offers parking for two vehicles, a valuable feature in today's busy world. Additionally, a detached garage with a new roof, completed 2.5 years ago, comes equipped with an armoured cable for power, providing further utility.

The surrounding area of Caerphilly is renowned for its picturesque landscapes and rich history, offering a variety of local amenities, schools, and parks, making it a wonderful place to live.

This semi-detached house in Porset Close is chain-free and presents an excellent opportunity to settle in a friendly and established community. Don't miss the chance to make this property your own. Call the office on 02920 867711 and book your viewing today!



**Hall**

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

**Living Room 14'9" x 12'11" (4.51 x 3.94)**

**Council Tax**

Band C

**Dining Room 9'10" x 9'7" (3.01 x 2.93)**

**Kitchen 8'0" x 9'7" (2.44 x 2.93)**

**to the first floor**

**Landing**

**Bedroom (front) 10'10" x 11'11" (3.32 x 3.65)**

**Bedroom (back) 10'10" x 10'7" (3.32 x 3.23)**

**Bedroom 6'11" x 7'3" (2.13 x 2.23)**

**Shower Room**

**School Catchment**

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

