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CAERPHILLY

BRISTOL



Bowls Close

CAERPHILLY



This beautifully presented three-bedroom semi-detached residence offers generous proportions, refined living spaces, and an enviable location close to amenities and transport links. The garage is a great addition as is the garden, parking and outside space. Immaculately presented throughout. A must see!

Comments by Mr Ollie Vincent



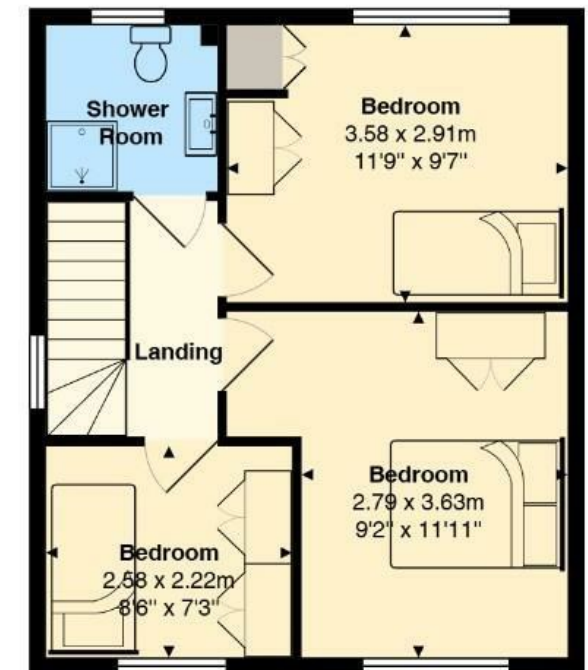
Property Specialist
Mr Ollie Vincent
Senior valuer
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Views over the park, parking for 2 cars plus a garage at the rear of the property. Short walk to a Tesco Express and Pharmacy. Lovely south facing back garden. Its perfect!

Comments by the Homeowner



Bowls Close



Total Area: 84.4 m² ... 909 ft²

All measurements are approximate and for display purposes only



Bowls Close

Caerphilly, CF83 2RQ

Asking Price

£240,000



3 Bedroom(s)



1 Bathroom(s)



909.00 sq ft



Contact our
Brinsons Caerphilly Branch
029 20867711

Nestled in the charming area of Bowls Close, Caerphilly, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 909 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned three bedrooms provide ample space for families or those seeking a home office.

The property features a well-appointed bathroom. One of the standout features of this home is the parking space available for two vehicles, a rare find in many urban settings, providing ease and security for your vehicles.

Situated in a great location, with views looking over the park, excellent transport links, and only a short walk to amenities. Caerphilly is particularly appealing, with its rich history and stunning castle nearby, as well as a variety of local amenities, schools, and parks. This home is not just a place to live; it is a gateway to a vibrant community.

Whether you are a first-time buyer or looking to settle into a family home, this property offers a wonderful opportunity to create lasting memories. Do not miss the chance to make this charming house your new home.

Call the office and book your viewing today!

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Hall	School Catchment Welsh Medium Primary School : Y.G.G. CAERFFILI Welsh Medium Secondary School : Y GWYNIDY - YSGOL GYFUN CWM RHYMNI English Medium Primary School : HENDRE INFANTS / HENDRE JUNIOR English Medium Secondary School : ST CENYDD COMPREHENSIVE SCHOOL
Cloakroom	
W/C	
Dining Room 11'6" x 9'6" (3.53 x 2.91)	
Living Room 17'11" x 11'10" (5.48 x 3.63)	
Kitchen	Council Tax BAND C
Landing	
Bedroom 11'8" x 9'6" (3.58 x 2.91)	
Bedroom 9'1" x 11'10" (2.79 x 3.63)	
Bedroom 8'5" x 7'3" (2.58 x 2.22)	
Shower Room	
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		
(92 plus) A	50	77
(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

