



St Martins Crescent, Caerphilly, CF83 1ER
£350,000

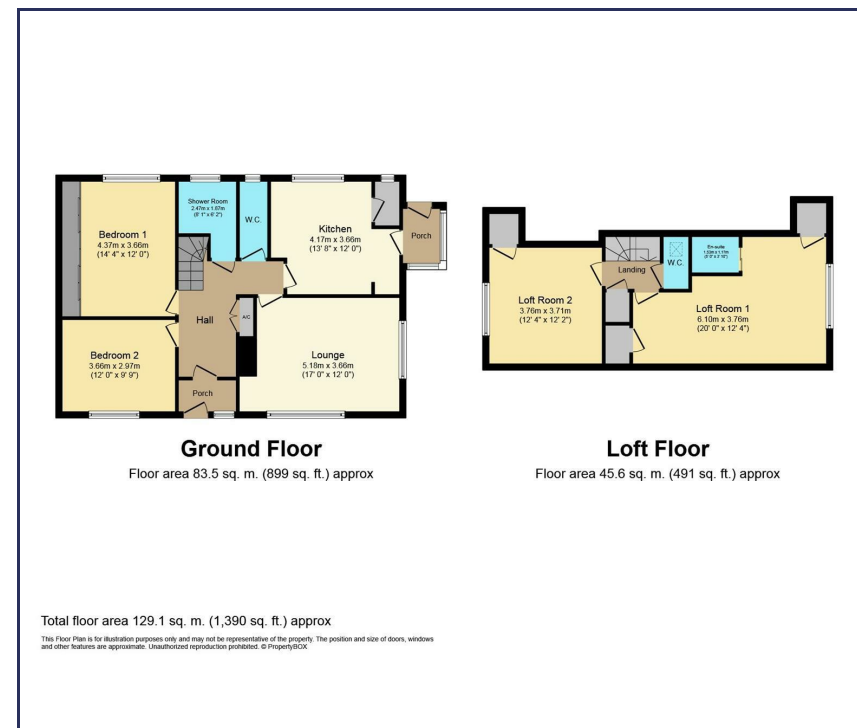
BRINSONS

This is a substantial 2 double bed detached bungalow within a large tapering plot on the sought after South side of Caerphilly and within an aspirational cul-de-sac. The generous property has vehicle access via St Martins Crescent, has frontage onto Watford Rise and offers an excellent renovation or redevelopment opportunity (subject to consents).

Ground floor accommodation comprises; side porch, kitchen, 2 bedrooms, large lounge, shower room, WC and shower area. To the front of the property there is pedestrian access within the very wide frontage (Watford Rise).

An interesting opportunity with no upper chain.

- Within a popular cul-de-sac
- 2 bedrooms
- Stairs to attic rooms
- Long drive to garage
- No chain
- Generous corner plot
- Large kitchen & lounge
- Downstairs shower room & WC
- For renovation or redevelopment
- EPC: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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