



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Alfred Street
Abertysswg
Caerphilly County

£169,950



- Attractive End Terraced Family Home
- Four Good Sized Bedrooms
- Open Plan Living/Dining Room
- Spacious Modern Kitchen
- Sun Room With Access To Rear Garden
- Detached Garage | Solar Panel Energy Supply
- Low Maintenance Rear Garden
- Close To Rhymney / Pontlottyn Train Stations
- Picturesque Views Of Surrounding Valley
- EPC Rating: C | Council Tax Band: B | Tenure: Freehold

Ref: PRA10857

Viewing Instructions: Strictly By Appointment Only



General Description

This attractive and spacious four bedroom end of terrace property offers a fantastic opportunity to own a comfortable and conveniently located family home surrounded by picturesque views. With excellent rail transport links to Cardiff within an hour, this well-presented house is a real must-see!

The generously proportioned accommodation includes four good sized bedrooms, providing ample space for a growing family or those in need of a home office. There is a large open plan living/dining room with two feature fireplaces, one of which houses a log burner, with a useful Sunroom to the rear. The spacious modern fitted kitchen provides extension workspace and storage, and leads to the rear lobby and ground floor easy accessible bathroom suite. The property further benefits from solar panelled energy supply. Stepping outside to the rear, there is a low maintenance tiered garden offering space for outdoor relaxation and enjoyment. Furthermore, a garage located to the rear of the property ensures convenient off-road parking.

Situated in the village of Abertyswg, Rhymney in the heart of South-East Wales, it is surrounded by natural beauty. There are excellent transport links with the nearby A465 'Heads of the Valley' road and Pontllynn train station in walking distance (10-15 mins). Both Pontllynn and Rhymney train stations provide regular direct routes to Cardiff within an hour.

ADDITIONAL INFORMATION

Local Authority | Caerphilly County Council

Services | We are advised that the property is connected to mains electricity, gas, water and drainage. There are solar panels on the roof which were installed in 2015 and are under a 20 year lease. Ultrafast broadband is available according to OFCOM.

Note| Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Viewing | Strictly by appointment with the agents - Greg Roberts and Co

Accommodation

Entrance

Composite and double-glazed door into Internal Porch.

Internal porch (3' 3" x 3' 6") or (0.99m x 1.06m)

Carpet as laid, tiled walls, papered ceiling, white gloss and glazed door into Entrance Hallway.

Entrance Hallway (13' 8" x 3' 5") or (4.17m x 1.03m)

Carpet as laid, textured ceiling, radiator, white gloss door into Living/Dining Room, carpeted stairs to first floor.

Living/Dining Room (23' 9" x 13' 2" Max) or (7.24m x 4.01m Max)

Carpet as laid, textured ceiling, two radiators, two open fire places (one with log burner in situ), uPVC and double-glazed window to front, uPVC and double-glazed patio doors to Sunroom, white gloss door to useful under stairs cupboard.

Kitchen (12' 0" x 10' 2") or (3.65m x 3.09m)

Linoleum flooring, smooth ceiling, range of grey base and eye level units, tiled splashbacks, stainless steel sink and drainer, space for stainless steel 'Stoves' 7 burner range cooker, space for American fridge freezer, space for washing machine, space for dishwasher, two uPVC and double-glazed windows to side, white gloss door to Rear Lobby.

Rear Hall/Lobby (10' 9" x 2' 9") or (3.27m x 0.85m)

Tiled flooring, radiator, space for tumble dryer under worktop, eye level cupboards, W/C, door to Bathroom, uPVC and double-glazed door to rear.

Bathroom (10' 3" x 5' 7") or (3.13m x 1.69m)

Non-slip flooring, tiled walls, smooth ceiling, walk-in easy access shower, loft room with electric shower over, pedestal wash hand basin, W/C, radiator, uPVC and double glazed window to rear, uPVC and double-glazed window to side.

Sun Room (11' 10" x 5' 11") or (3.60m x 1.81m)

Tiled flooring, radiator, uPVC and double-glazed roof, uPVC and double-glazed half window, uPVC and double-glazed patio doors to rear.

Landing (5' 7" Max x 13' 2") or (1.71m Max x 4.02m)

Carpet as laid, textured ceiling, white gloss doors to Bedrooms, loft access.

Bedroom 1 (11' 10" x 10' 1") or (3.60m x 3.08m)

Laminated flooring, textured ceiling, radiator, uPVC and double-glazed window to rear.

Bedroom 2 (11' 11" Max x 11' 2" Max) or (3.62m Max x 3.40m Max)

L-shaped room with laminated flooring, smooth ceiling, wall-mounted 'Worcester' combi-boiler, uPVC and double-glazed window to rear.

Bedroom 3 (10' 11" x 11' 6") or (3.33m x 3.50m)

Carpet as laid, radiator, uPVC and double-glazed window to front.

Bedroom 4 (11' 6" x 5' 11") or (3.50m x 1.81m)

Laminated flooring, electric radiator, uPVC and double-glazed window to front.

Front of property

Forecourt area within boundary walls.

Rear Garden

Courtyard area with steps leading to garden laid to artificial lawn.

Garage

Accessed via the rear lane.

Solar Panels

Airspace above the south facing roof as more particularly described in the lease. Date of Lease : 25.02.2015 Term : 20 years starting on 25.02.2015 and ending on 24.02.2035

Services

Mains water, mains electricity, mains gas, mains drainage

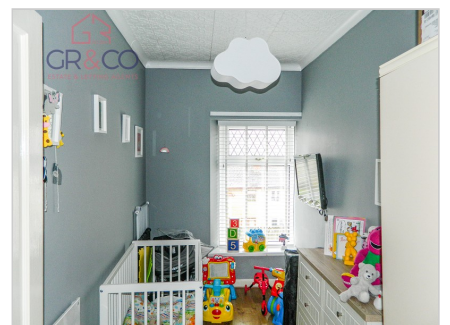
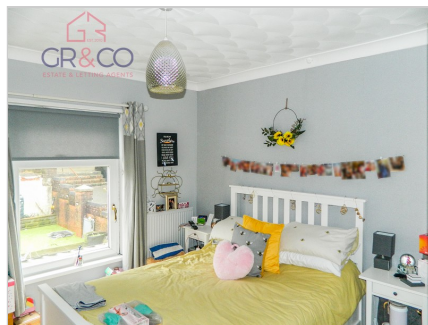
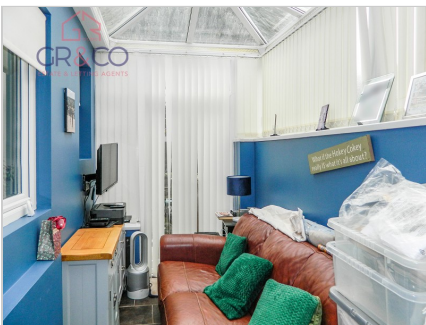
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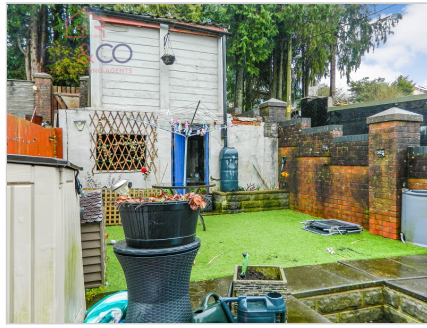
Tenure

We are informed that the tenure is Freehold

Council Tax

Band B



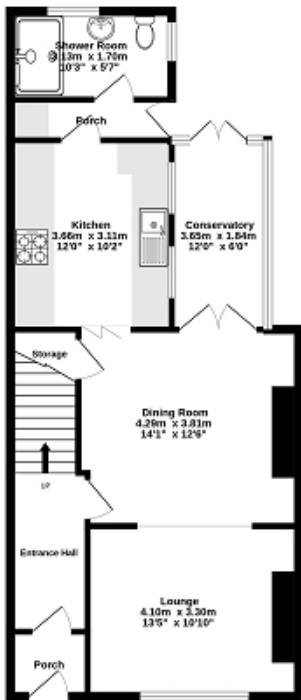


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Ground Floor
66.6 sq.m. (706 sq.ft.) approx.

1st Floor
50.2 sq.m. (537 sq.ft.) approx.

Garage
18.8 sq.m. (204 sq.ft.) approx.



TOTAL FLOOR AREA: 131.8 sq.m. (1418 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £225,000. From £225,001 to £400,000 - 6% of Purchase Price. From £400,001 to £750,000 - 7.5% of Purchase Price. From £750,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

