



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Arthur Street
Abertysswg
Caerphilly County

£155,000



- Beautifully Presented Three Storey House
- Updated, Improved And Extended
- New Modern Gloss Kitchen / Diner
- Large, Light And Spacious Living Room
- Contemporary Bathroom Plus Separate Shower Room
- Three Bedrooms
- South Facing Rear Garden
- Picturesque Surrounding Views
- No Onward Chain Complications
- EPC Rating: D | Council Tax Band: A | Tenure: Freehold

Ref: PRA10921

Viewing Instructions: Strictly By Appointment Only



General Description

This beautifully presented three storey family home boasts a brand new kitchen, contemporary bathrooms, three bedrooms and a large south facing rear garden with fantastic views. With no onward chain complications, internal inspection is highly recommended!

The property has been updated, improved and extended by the current owner to create a wonderful, spacious family home with a brand new modern gloss kitchen/diner and two contemporary bathrooms. It most fortunately sits on the correct side of the road and benefits from a southerly facing rear garden, which conveniently leads off the kitchen/diner. A large, light and bright living room boasts fresh decor and newly laid carpets. To the third floor, there are three bedrooms offering picturesque views of the valley to the rear. Other features include gas central heating and UPVC double glazing.

SITUATION

The property is in close proximity to Rhymney / Pontlottyn Train Stations providing excellent rail transport links to Cardiff within an hour. The village of Abertyswg, Rhymney is in the heart of South-East Wales and is surrounded by natural beauty.

Overall, this stunning house is a perfect move-in ready family home!

ADDITIONAL INFORMATION

Local Authority | Caerphilly County Council

Services | We are advised that the property is connected to mains electricity, gas, water and drainage.

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

uPVC and obscured double glazed door into Internal Porch.

Internal porch

Tiled flooring, smooth ceiling, door to Living Room.

Living Room

Carpet as laid, smooth ceiling, radiator, carpeted stairs to ground floor, carpeted stairs to 2nd floor, door to Bathroom, large uPVC and double-glazed window to front, uPVC and double-glazed window to rear.

Bathroom

Tiled flooring, tiled walls, smooth ceiling with spotlights, panel-enclosed bath with mains shower over, wash hand basin with vanity unit beneath, W/C, chrome radiator, extractor fan, uPVC and obscured double glazed window to rear.

Kitchen / Diner

Tiled flooring, smooth ceiling with spotlights, newly fitted grey gloss base and eye level units, stainless steel sink and drainer, integrated gas hob with extractor fan over, integrated oven, space for fridge-freezer, space for washing machine and tumble dryer, under stairs storage cupboard, radiator, door to Shower Room, uPVC and double-glazed patio doors to rear, uPVC and double-glazed window to rear.

Shower Room

Tiled flooring, smooth ceiling with spotlights, corner shower unit with mains shower over, wash hand basin with storage cupboard underneath, W/C, extractor fan, uPVC and obscured double-glazed window to rear.

Landing

Carpet as laid, smooth ceiling, doors to Bedrooms, loft access.

Bedroom 1

Carpet as laid, smooth ceiling, radiator, uPVC and double-glazed window to rear.

Bedroom 2

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

Bedroom 3

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

Rear Garden

Concrete yard with pathway leading to long level garden within boundary walls and fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:62

Tenure

We are informed that the tenure is Freehold

Council Tax

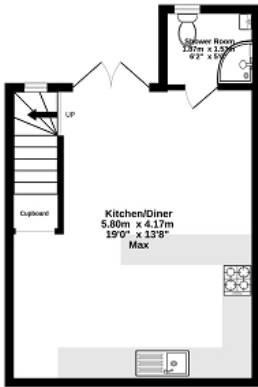
Band A



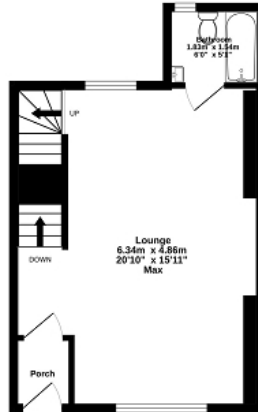


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01495 723 265
www.gregrobertsandco.co.uk

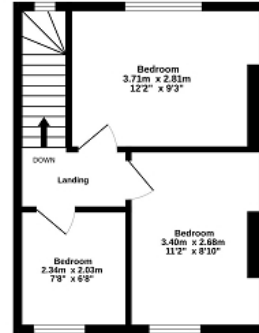
Ground Floor
31.0 sq.m. (334 sq.ft.) approx.



1st Floor
31.9 sq.m. (342 sq.ft.) approx.



2nd Floor
30.0 sq.m. (323 sq.ft.) approx.



TOTAL FLOOR AREA: 92.9 sq.m. (999 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems 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.