



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Carno Street
Rhymney

£130,000



- Double Fronted Terraced Home
- Two Well Appointed Bedrooms
- Modern Fitted Kitchen With Integrated Appliances
- Two Reception Rooms
- Contemporary Bathroom Suite
- Stylishly Renovated By Current Owner
- South Facing Rear Garden
- No Onward Chain
- Close To Train Station - Direct Routes To Cardiff
- EPC Rating: C | Council Tax Band: B | Tenure: Freehold

Ref: PRA10956

Viewing Instructions: Strictly By Appointment Only



General Description

This beautifully designed, newly refurbished two bedroom terraced home boasts stylish fittings to include a modern kitchen, contemporary bathroom, two reception rooms and a south facing rear garden. It further benefits being offered to the market with no onward chain.

The property is conveniently situated near a range of local amenities and is within easy access to the train station, as well as glorious countryside walks for those who enjoy outdoor activities.

As you approach the entrance of this double-fronted home, you step into the entrance porch. From here, it's straight into the larger of the two reception rooms which features a stone effect fireplace and pristine neutral decor. To the left is the second reception room - a perfect home office/snug room. To the rear of the property is a beautiful newly fitted kitchen offering sage green cabinetry, integrated appliances and a metro tile splashbacks for a modern touch. A separate enclosed area leading off the kitchen provides further potential for additional storage.

There is a rear lobby which provides access to the new and contemporary family bathroom and features a bath with a rainfall shower over and marble effect tiles. Out into the south facing garden, there is an enclosed, low maintenance level paved area with steps leading to a useful outbuilding. A second storage facility is located facing the back door.

Upstairs, you'll find two well appointed bedrooms with newly laid carpets. The larger, front facing sleeper features a built in wardrobe. The second bedroom also boasts an in-built cupboard. Throughout this property, there is ample storage, both inside and out, for added convenience.

SITUATION

Situated in the village of Rhymney in the heart of South Wales, the property is ideally located close to all local amenities and within close distance of the train station, which provides direct routes to Cardiff in approx. 1 hour. There are also good road links to surrounding towns and further afield to Swansea, Newport and Cardiff via the 'A465 'Heads of the Valley' link road and the A470.

ADDITIONAL INFORMATION

EPC Rating | C

Council Tax Band | B (at the date the property was listed)

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Local Authority | Caerphilly County Council

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

Parking | There are unrestricted on street parking spaces to the front of the property.

Broadband | Standard, Superfast and Ultrafast broadband is available. Please make your own enquiries via OFCOM.

Mobile | O2 and Vodaphone - Likely indoor coverage - EE, Three, O2 and Vodaphone - Likely outdoor coverage. Please make your own enquiries via OFCOM.

Local Planning Developments | The Agent is not aware of any planning developments in the area which may affect this property. Refer to Caerphilly Planning.

Consumer Protection from Unfair Trading Regulations 2008

Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon. 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 and it must not be inferred that any item shown is included with the property.

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

Accommodation

Entrance

uPVC and obscured double-glazed door into Internal Porch.

Internal porch

Carpet as laid, smooth ceiling, door to Reception Room One.

Lounge (12' 4" Max x 12' 2" Max) or (3.77m Max x 3.71m Max)

Carpet as laid, smooth ceiling, radiator, brick effect feature fireplace, entrance to Kitchen, door to Reception Room Two, uPVC and double-glazed window to front.

Study (12' 1" Max x 6' 11" Max) or (3.68m Max x 2.12m Max)

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

Kitchen (13' 2" Max x 9' 6" Max) or (4.01m Max x 2.89m Max)

Laminated flooring, smooth ceiling with spotlights, range of base and eye level units with tiled splashbacks, stainless steel sink and drainer, integrated halogen hob, electric oven with extractor fan over, integrated fridge, integrated freezer, integrated washing machine, cupboard housing 'Vokera' combi-boiler, door to small under stairs storage cupboard, entrance to Store Room, entrance to Rear Hall/Lobby.

Rear Hall/Lobby

Laminated flooring, smooth ceiling with spotlights, door to Bathroom, uPVC and obscured double-glazed door to rear.

Bathroom (8' 1" x 5' 5") or (2.47m x 1.66m)

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 vertical radiator, extractor fan, uPVC and obscured window to rear.

Landing

Carpeted stairs with storage eaves either side, smooth ceiling, doors to Bedrooms.

Bedroom 1 (12' 9" x 10' 4") or (3.89m x 3.14m)

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

Bedroom 2 (8' 11" x 7' 2") or (2.73m x 2.19m)

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

Rear Garden

Concrete and paved patio area with steps leading to end of garden all within boundary walls and fencing. Two block built outbuildings/storage sheds.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:74

Tenure

We are informed that the tenure is Freehold

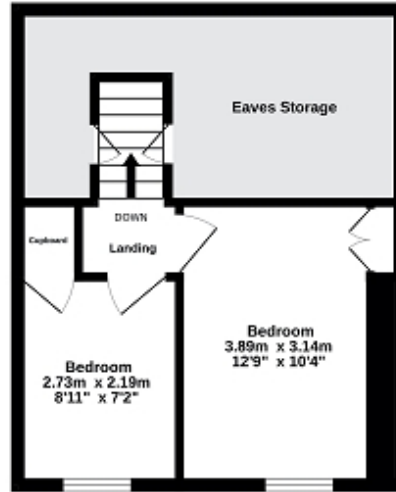
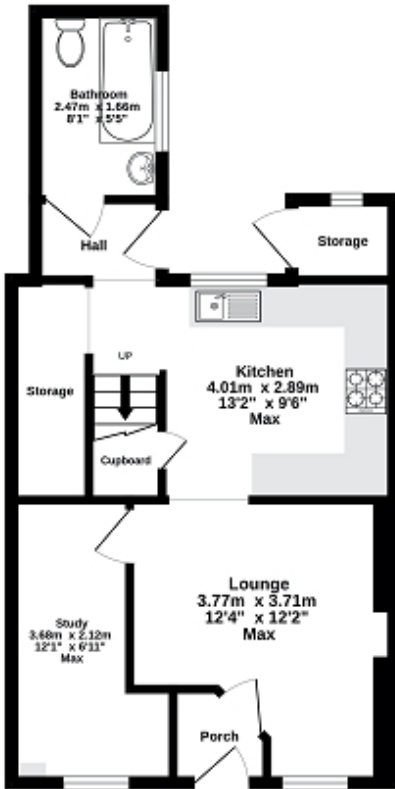
Council Tax

Band B



Ground Floor
39.6 sq.m. (426 sq.ft.) approx.

1st Floor
30.4 sq.m. (327 sq.ft.) approx.



TOTAL FLOOR AREA: 70.0 sq.m. (753 sq.ft.) approx.

While 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 is given as to their operability or efficiency over time.
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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.