



Drum Tower View

Caerphilly, CF83 2XW

£135,000

- NO ONWARD CHAIN
- IMMACULATELY PRESENTED
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- CONTEMPORARY KITCHEN
- OFF ROAD PARKING

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**** EPC RATING B * NO ONWARD CHAIN * TWO DOUBLE BEDROOMS * OFF ROAD PARKING * FIRST FLOOR FLAT ****

Sell Right Estate Agents are pleased to bring to the market this spacious two bedroom first floor apartment set within a popular estate of Caerphilly. The property is well situated by being within close proximity local amenities and transport links. The accommodation features a spacious entrance hallway with ample built in storage, a contemporary bathroom suite, a substantially sized reception room and two double bedrooms. Externally the property benefits from a designated parking space to the front of the property. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Leasehold

Lease term remaining: 108 years

Council Tax Band: C

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Electric heaters

Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Hall

UPVC double glazed window to side, plastered walls and ceiling, carpet flooring, door to bathroom, reception room and two double bedrooms.

Reception Room 15' 10" x 11' 9" (4.83m x 3.57m)

UPVC double glazed doors to Juliet balcony, UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, opening to kitchen.

Kitchen 7' 10" x 6' 3" (2.38m x 1.90m)

UPVC double glazed window to rear, plastered walls and ceiling, vinyl flooring, wall and base units with laminate roll top work surface sand tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and hob with over head extractor fan.

Bathroom 5' 9" x 6' 3" (1.74m x 1.90m)

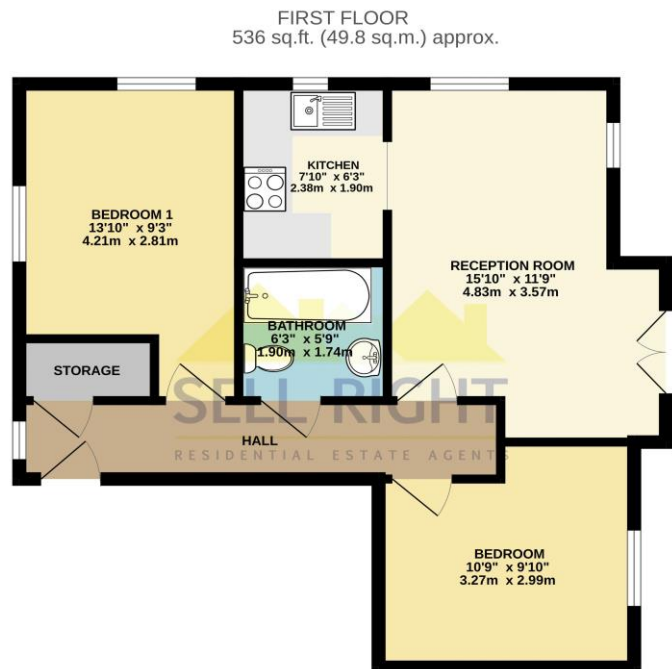
Plastered and tiled walls, tiled flooring, W.C, wash hand basin, tiled bath with over head shower and glass side screen.

Bedroom One 13' 10" x 9' 3" (4.21m x 2.81m)

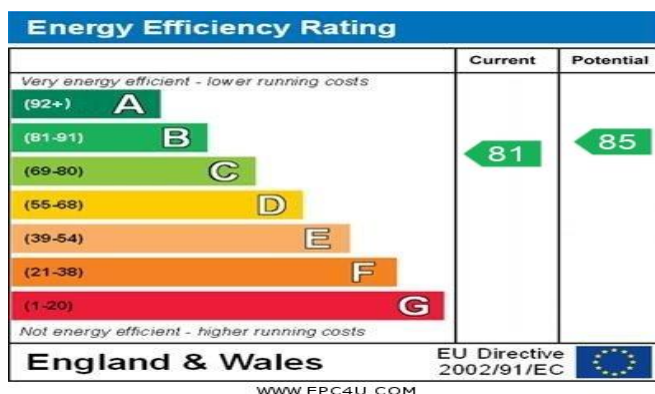
UPVC double glazed windows to side and rear, plastered walls and ceiling, carpet flooring.

Bedroom Two 9' 10" x 10' 9" (2.99m x 3.27m)

UPVC double glazed windows to side, plastered walls and ceiling, carpet flooring.



TOTAL FLOOR AREA: 536 sq.ft. (49.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not 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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Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.