



Rhos Helyg

Caerphilly, CF83 3QD

£155,000

- NO ONWARD CHAIN
- TWO BEDROOMS
- SPACIOUS LOUNGE
- GARAGE
- MODERN KITCHEN
- AMPLE GARDEN SPACE

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**** NO ONWARD CHAIN * TWO BEDROOMS * GARAGE * CONTEMPORARY KITCHEN ****

Sell Right Estate Agents are proud to present to the market this tastefully decorated two bedroom property in the the Mornington Meadows area of Caerphilly. The property's location allows for easy access to all local road links as well as being within a short walk of St. James Primary School. The ground floor accommodation comprises of a spacious and well appointed lounge as well as a contemporary kitchen. The first floor accommodation boasts a landing area offering access to two well proportioned bedrooms and a roomy bathroom. Externally the property showcases ample and low maintenance garden space to the front and rear. Located at the end of the street, the property also benefits from a garage that had gained a new door in 2022. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

- Tenure: Freehold
- Council Tax Band: B
- Parking: Off road via garage
- Water - Mains feed
- Electricity - Mains feed
- Sewerage - Connected to public sewer
- Heating - Mains fed gas
- 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>

Lounge 17' 6" x 11' 9" (5.34m x 3.58m)
UPVC door to front, UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, opening to kitchen, stairs to first floor landing.

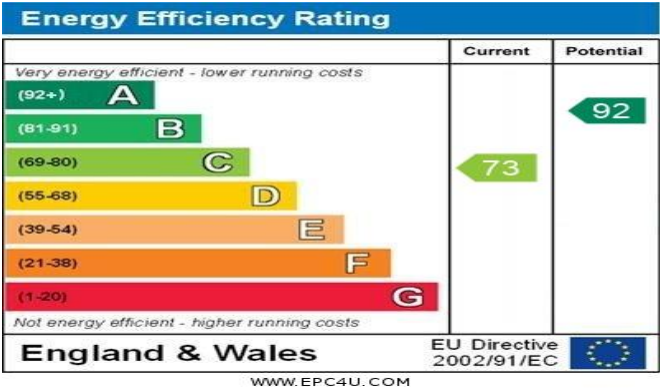
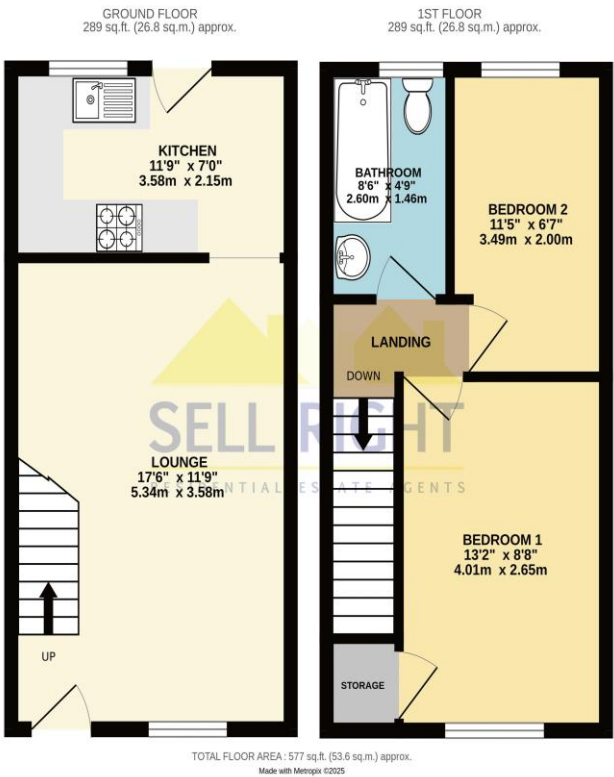
Kitchen 7' 1" x 11' 9" (2.15m x 3.58m)
UPVC double glazed window and door to rear garden, plastered walls, textured ceiling, laminate flooring, radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and gas hob with over head extractor fan.

First Floor Landing
Plastered walls, textured ceiling, carpet flooring, doors to bathroom and two bedrooms.

Bathroom 8' 6" x 4' 9" (2.60m x 1.46m)
UPVC double glazed window to rear, tiled walls, plastered ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath with over head shower.

Bedroom One 13' 2" x 8' 8" (4.01m x 2.65m)
UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, door to over stairs storage.

Bedroom Two 11' 5" x 6' 7" (3.49m x 2.00m)
UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator.



DISCLAIMER
No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

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.