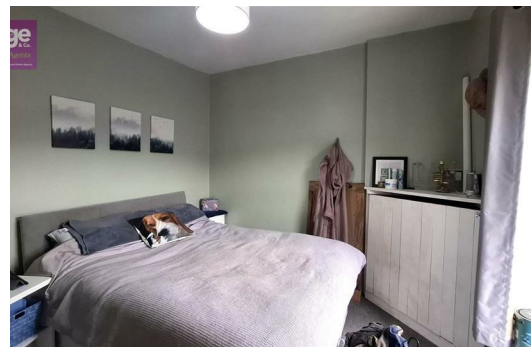




42 Llanarth Street, Brynawel, Wattsville, Caerphilly NP11 7QW
Guide Price £160,000

****GUIDE PRICE £160,000 TO £165,000****

Nestled in the tranquil area of Brynawel, Wattsville, this charming MID TERRACE HOUSE on Llanarth Street offers a delightful blend of comfort and convenience. Spanning THREE STOREYS the property boasts THREE WELL PROPORTIONED BEDROOMS making it an ideal home for families or those seeking extra space. Upon entering, you are greeted by a SPACIOUS LIVING/DINING ROOM perfect for entertaining guests or enjoying family meals. The layout is designed to maximise light and space, creating a warm and inviting atmosphere throughout. Situated in a QUIET LOCATION this home provides a peaceful retreat from the hustle and bustle of everyday life, while still being within easy reach of local amenities and transport links. Whether you are a first-time buyer or looking to invest, this property presents an excellent opportunity to secure a lovely home in a desirable area. With its combination of space, comfort, and a serene setting, this mid-link terrace house is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming property your own.
EPC RATING: D
COUNCIL TAX BAND: B



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ENTRANCE

Enter through a double glazed front door

ENTRANCE PORCH

Door to Living room

LIVING/DINING ROOM

24'7" x 15'6" max 12'0" min (7.51 x 4.73 max 3.68 min)
Double glazed bay window to front, double glazed window to rear, three central heating radiators, feature fireplace with gas connection plus open chimney, laminate flooring. Stairs to first floor and lower ground floor.

STAIRS TO FIRST FLOOR - LANDING

Double glazed window to rear, storage cupboard, loft access, central heating radiator.

BEDROOM ONE

8'7" x 11'10" (2.64 x 3.61)
Double glazed window to front, central heating radiator

BEDROOM TWO

6'11" x 10'2" (2.13 x 3.10)
Double glazed window to front, central heating radiator.

BEDROOM THREE

10'2" x 9'3" (3.11 x 2.84)
Double glazed window to rear, wall mounted combination boiler.

STAIRS TO LOWER GROUND FLOOR

KITCHEN

Fitted with a range of shaker style base and wall units, rolled edge work surfaces, inset stainless steel sink unit with mixer tap over, inset gas hob and electric oven, plumbing for automatic washing machine and dishwasher, space for fridge freezer.

STUDY/OFFICE

8'10" x 10'0" (2.70 x 3.06)
Central heating radiator.

FAMILY BATHROOM

4'10" x 13'8" (1.48 x 4.18)
"P" shaped panelled bath with mixer tap over, step in shower cubicle, low level WC, pedestal wash hand basin, central heating radiator, double glazed window to side and rear.

INNER PORCH

Double glazed door to side.

OUTSIDE

FRONT: Forecourt to front
REAR: Patio area leading to lawn and gated access to rear lane. Large storage shed

TENURE

We have been advised freehold

