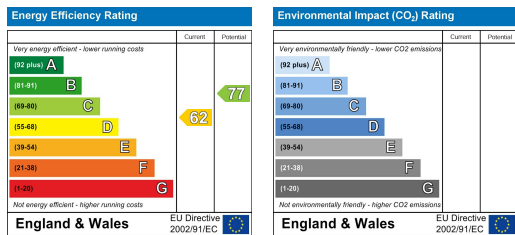




**1 Rees Terrace, Caerphilly, CF83 3NQ**

**Price £99,950**

- NICELY PRESENTS GROUND FLOOR TWO BEDROOM FLAT
- KITCHEN
- NEW FITTED CARPETS AND VINYL FLOORING
- EPC RATING D/COUNCIL TAX BAND A
- BLOCK OF TWO BUILDING INSURANCE (charges £419 per year).
- LOUNGE
- BATHROOM
- UPVC DOUBLE GLAZED WINDOW/GAS CENTRAL HEATING
- 119 YEARS LEFT ON THE LEASE (charges £50 per year).
- NO ONWARD CHAIN



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**\*\*NICELY PRESENTED TWO BEDROOM GROUND FLOOR FLAT\*\*** Located in the village of Llanbradach with good road links to Ystrad Mynach and the A470. Walking distance to local amenities. The property consists of:- Entrance to lounge, inner passageway, two bedrooms, kitchen, bathroom.. Upvc double glazing, gas central heating. EPC RATING D. COUNCIL TAX BAND A. **\*\*NO ONWARD CHAIN\*\***



### **ENTRANCE**

Via Upvc door to lounge.

### **LOUNGE 17'10" x 14'0" (5.46 x 4.27)**

Upvc double glazed bay window to the front. Upvc double glazed window to the side. Laminate flooring, coved ceiling, radiator.

### **INNER PASSAGEWAY**

Coved ceiling, newly fitted carpets. Flat Master Positive flow ventilation unit.

### **KITCHEN 10'5" x 8'11" (3.18 x 2.74)**

Upvc obscure double glazed window to the side. Fitted wall and base units, roll over preparation surface with inset sink/drain, tiled splash back. Space for gas cooker, automatic washing machine and fridge. New fitted vinyl flooring. Extractor fan. Wall mounted combination gas boiler supplying domestic hot water and gas central heating.



### **BEDROOM ONE 11'1" x 10'11" (3.4 x 3.35)**

Upvc double glazed window to the side. Coved ceiling, radiator, newly fitted carpet.

### **BEDROOM TWO 10'0" x 10'9" (3.05 x 3.28)**

Upvc double glazed window to the side. Coved ceiling, radiator. Newly fitted carpet.

### **BATHROOM 6'5" x 8'0" (1.98 x 2.46)**

Panelled bath with shower mixer taps, Pvc cladding splash back, pedestal wash hand basin, low level W.C. newly fitted Vinyl flooring, radiator, extractor fan.

### **NO ONWARD CHAIN**

