



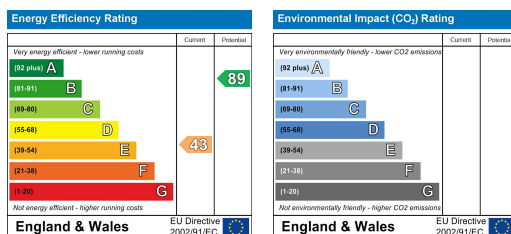
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42 Mary Street, Caerphilly, CF83 8HN

**Price Guide £135,000**

- THREE BEDROOM MID TERRACE HOUSE
- LOCATED IN THE VILLAGE OF TRETHOMAS
- GOOD ROAD LINKS TO NEWPORT AND CARDIFF
- GROUND FLOOR BATHROOM & W.C.
- EPC RATING E
- IN NEED OF FULL RENOVATION
- CLOSE TO LOCAL AMENITIES
- LOUNGE/DINER KITCHEN/DINING AREA
- COUNCIL TAX BAND B
- NO ONWARD CHAIN



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**\*\*THREE BEDROOM MID TERRACE HOUSE IN NEED OF MODERNISATION\*\*** Located in the village of Trethomas, walking distance to local shops, primary and comprehensive schools. Close to lovely river walks and cycle track to Machen. Good road links to Caerphilly, Newport and Cardiff. The property consists of:- Entrance hall, lounge/diner, kitchen/diner, ground floor bathroom with separate W.C. Rear Garden. **\*\*NO ONWARD CHAIN\*\*** EPC rating E. Council tax band B.



### ENTRANCE HALL

Via Upvc double glazed door to entrance hall. Stairs to the first floor, radiator.

### LOUNGE/DINER 21'7" x 13'1" (6.60 x 4.01)

Glazed window to the front. Gas fire with back boiler (not in working order). Under stairs storage cupboard, two radiators.

### KITCHEN 16'5" x 13'7" (5.02 x 4.15)

Upvc double glazed window and door to the rear garden. Fitted wall and base units, Sink drainer. Opening up to dining area.

### DINING AREA

Open plan from the kitchen

### W.C.

Upvc double glazed window to the rear, low level W.C. Tiled floor.

### BATHROOM

Upvc double glazed window to the rear. Bath with Triton shower above, tiled splashback. pedestal wash hand basin. Tiled floor, radiator, storage cupboard.

### LANDING

Upvc double glazed window to the rear. Spindle balustrade.

### BEDROOM ONE 12'4" x 9'6" (3.78 x 2.91)

Glazed window to the front, laminate flooring, radiator.

### BEDROOM TWO 9'6" x 9'5" (2.91 x 2.88)

Glazed window to the rear. Laminate flooring, radiator, storage cupboard.

### BEDROOM THREE 9'1" x 8'6" (2.79 x 2.60)

Glazed window to the front. Laminate flooring, radiator, loft access.

### REAR GARDEN

### NO ONWARD CHAIN

