





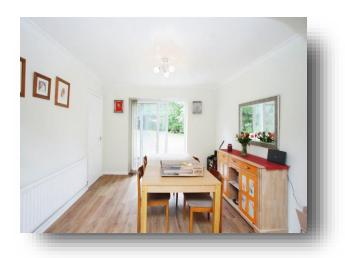


welcome to

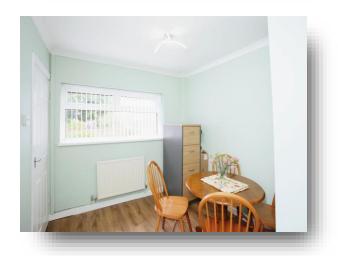
Heol Trecastell, CAERPHILLY

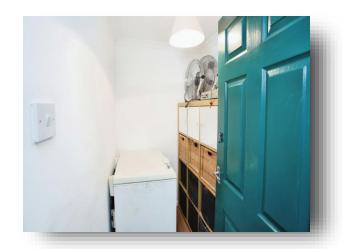
Located In The Centre Of Caerphilly And Close Proximity To The Castle, Local Amenities And Train Station, Is This Chain Free Extended Three Double Bedroom Semi Detached House With A Fantastic Plot! An Ideal Choice For Families And First Time Buyers













Entrance Porch Hallway

Stairs to the firs floor, radiator, fuse board, double glazed window to the front

Living Room

13' 11" x 12' 8" into alcove (4.24m x 3.86m into alcove) Fireplace with surround, radiator, new flooring, double glazed window to the front, open to reception room

Reception Room

Double glazed sliding doors to garden,

Dining Room

9' 8" x 8' 10" (2.95m x 2.69m)

Double glazed window to the front, radiator, open to kitchen

Kitchen

20' 3" max x 12' 8" max (6.17m max x 3.86m max) Range of wall and base units, lights under the wall units, work surfaces, dual sink, electric oven and electric hob with cooker hood over, space for white goods, double glazed window to rear, door to garden

Utility

6' 5" x 4' 4" (1.96m x 1.32m)

Landing

Cupboard with combination boiler, loft hatch

Bedroom One

11' 6" \times 14' 11" ($3.51m \times 4.55m$) Double glazed window to the rear, radiator

Bedroom Two

11' 3" x 14' 2" (3.43m x 4.32m)

Double glazed window to the front, built in wardrobes, stairs to loft, radiator

Bedroom Three

11' x 9' 1" (3.35m x 2.77m)
Double glazed window to the front, built in wardrobes, radiator

Bathroom

Three piece suite including: Bath with mains shower over, toilet, wash basin, radiator, two obscure double glazed windows to rear

Shower Room

Three piece suite including: Walk in mains shower, toilet, wash basin, towel heater, obscure double glazed window to side

Front Garden

Driveway, area laid to lawn, planted border, pathway leading to the porch, garage to the side

Rear Garden

Patio section, area laid to lawn, mature shrubbery, shed

Agents Note

The owners have applied for planning permission for a single dwelling on the land to the side of the property, please check with your solicitors for further information





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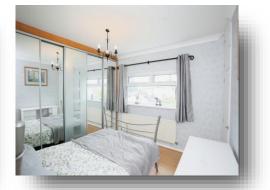
- Chain Free Extended Semi-Detached Home
- Three Bright Double Bedrooms
- Private Large Rear Garden
- Council Tax Band:
- Two First Floor Bathrooms

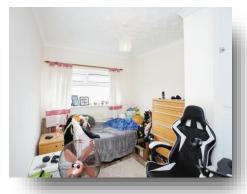
Tenure: Freehold EPC Rating: C

offers in excess of

£315,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WTC109111



Property Ref: WTC109111 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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