

Heol Cae Gwyn, Caerphilly CF83 1TL



## welcome to

## Heol Cae Gwyn, Caerphilly

A charming two bedroom mid link property set in Castle view development located in this cul de sac offering a very well appointed accommodation with entrance hall, open plan living room, modern fitted kitchen & diner with French to the rear garden, upstairs with two double bedroom. Parking for 2 cars.













### Hall Way

Wooden door into hall way, dado rail, wall mounted coat hanger, shelving

### **Living Room**

11' 8" x 15' 6" Max ( 3.56m x 4.72m Max ) Double glazed window to front, coved ceiling, tv point & telephone point, radiator, stairs to first floor, feature alcove, wood effect flooring, door to kitchen diner.

### **Kitchen & Diner**

11' 8" x 9' 1" ( 3.56m x 2.77m ) Fitted with wall and base units, integral double oven with gas hob, extractor fan, sink and drainer plumbing for washing machine, space for fridge /freezer and table and chairs, double gazed window to rear, wall mounted boiler, double glazed French door to the rear garden.

### Landing

Door to all rooms, hatch to loft.

### **Bedroom One**

11' 8" x 9' 2" ( 3.56m x 2.79m ) Double glazed window to rear, radiator.

### **Bedroom Two**

11' 8" x 8' 9" ( 3.56m x 2.67m ) Double glazed window to front, radiator.

### Bathroom

Paneled bath with shower above, wash hand basin and wc, heated towel rail, partially tiled, extractor fan, wood effect flooring.

### **Front Garden**

Tiered garden mostly laid with slate chipping's, steps to front door, drive for several vehicles.

### **Rear Garden**

Charming enclosed garden with fencing, paved patio , step to upper level with laid to lawn and further sitting area.





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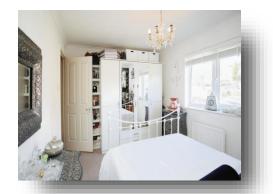
# Heol Cae Gwyn, Caerphilly

- Attractive mid link property set in a cul de sac
- Open plan living room
- Modern fitted kitchen and diner
- Two good size bedrooms
- Charming enclosed garden, drive for a couples of vehicles

Tenure: Freehold EPC Rating: C

offers in excess of

£240,000





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

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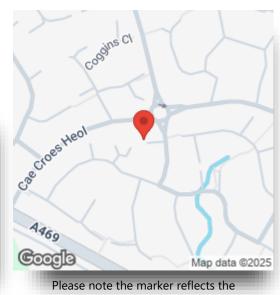


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postcode not the actual property

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