



Rhodfa'r Rhyddwen Stryd Y Gelli, Caerphilly CF83 2WE

welcome to

Rhodfa'r Rhyddwen Stryd Y Gelli, Caerphilly

BE QUICK! A brand-new first-time buyer home available on a Shared Equity basis.



Are You Eligible?

Purchasers must be-

- 18 years old or over.
- Must hold a British passport or have been granted settled status in the UK.
- Must be a first-time buyer; and
- Must be living or working in the county borough*
(Local connections defined in point 5.3)
- Except for personnel in the process of leaving the British Armed Forces, British Armed Forces veterans who have left the services in the last 3 years or their bereaved spouses, either of whom must have previously had a local connection to the county borough.

Location

Besides feeling connected to nature, you'll also enjoy excellent road connections to nearby Cardiff, and via the M4, to Swansea, Newport, and Bristol. As well as great rail links to Cardiff, you'll also have the bustling town of Caerphilly on your beautifully designed doorstep, with highly regarded schools including a local primary within easy walking distance.

Please Note

We will endeavour to use the photographs of the actual property but may also show pictures of the show home, similar plots, and/or computer-generated images. Our virtual/360 tours will be of the development show homes. Floorplan images may be handed. The photos taken are to give an impression of the build type/style and do not necessarily represent the exact plot, enquire with the branch for further details

£200 reservation fee



view this property online allenandharris.co.uk/Property/WTC109673



welcome to

Rhodfa'r Rhyddwen Stryd Y Gelli, Caerphilly

- New Build End of Terrace House In a popular development
- For First Time Buyers
- Three Well-Proportioned Bedrooms
- Generous Reception Room
- Kitchen/Diner with Some Fitted Appliances

Tenure: Freehold EPC Rating: Exempt

£175,000



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Property Ref:
WTC109673 - 0002

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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Please note the marker reflects the postcode not the actual property



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