



12 Goodrich Street | | Caerphilly | CF83 1JY

NO ONWARD CHAIN * TWO DOUBLE BEDROOMS * STYLISH BATHROOM * MODERN KITCHEN WITH APPLIANCES * LANDSCAPED GARDEN * OFF ROAD PARKING * WALK TO CAERPHILLY TOWN CENTRE. High spec refurbishment, in a prime position just a short walk from the Town Centre!



Asking Price Of £230,000

- No chain
- High spec refurb
- Off road parking
- Prime location
- Landscaped garden



Property Description

HALL

STAIRS TO THE FIRST FLOOR

LOUNGE/DINER

22' 2" x 11' 7" (6.78m x 3.55m) Large open plan living room/diner. Windows to front and rear.

KITCHEN

9' 4" x 6' 9" (2.85m x 2.06m) Beautifully updated kitchen. Stainless wall base units. Integrated 5-ring gas hob with oven and extractor fan. Space for washing machine and dryer. Plinth heater. Door to rear garden.

TO THE FIRST FLOOR

BEDROOM ONE

14' 7" x 9' 7" (4.45m x 2.94m) Double bedroom

BEDROOM TWO

11' 11" x 9' 0" (3.64m x 2.75m) Double bedroom. Boiler houses in cupboard.

BATHROOM

9' 3" x 7' 5" (2.82m x 2.28m) Modern suite fitted with large walk-in shower, bath tub, wash basin & WC. Towel radiator.

TO THE OUTSIDE

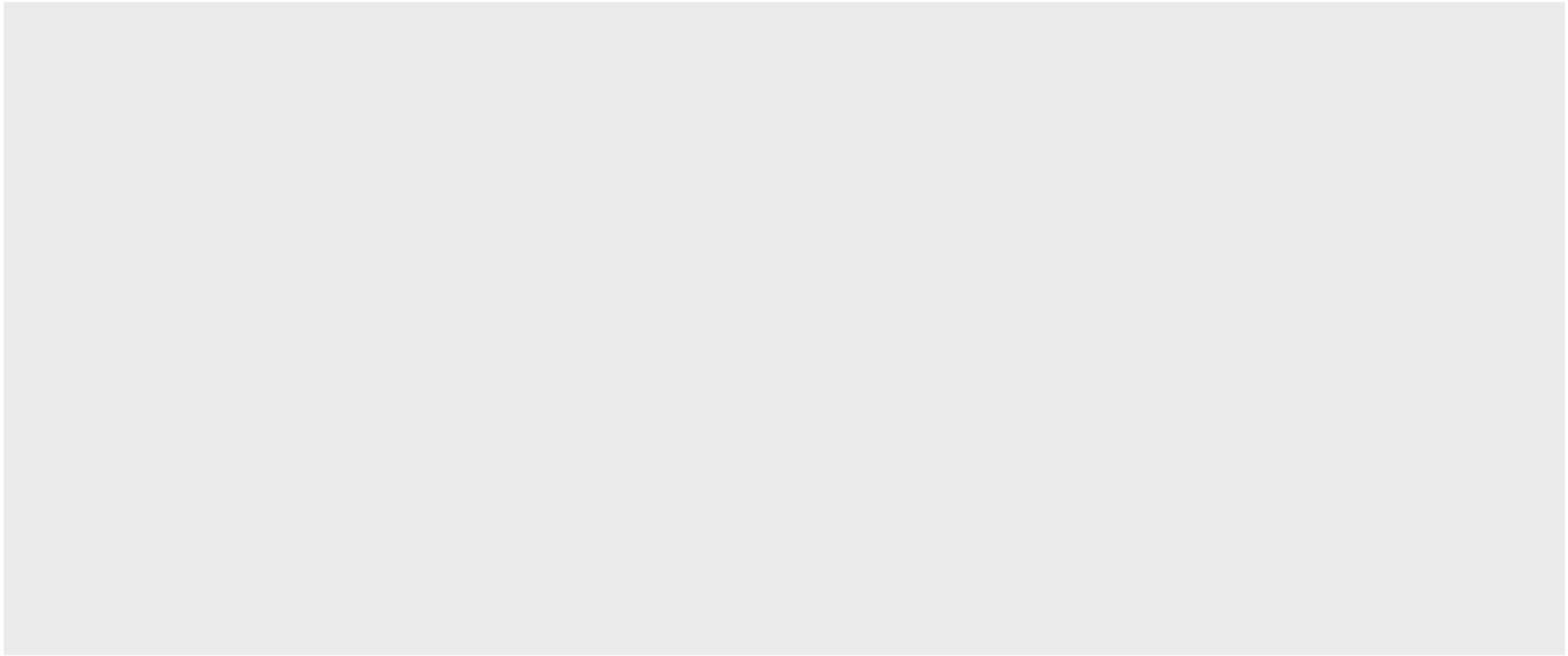
Deceptively large rear garden for a home just off Caerphilly town centre! Perfectly landscaped with a new patio area, lawn and new perimeter fence. Gate to additional area which could be used for secure off-road parking, accessed from the rear lane.

In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit

for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate.

INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.





Tenure

Freehold

Council Tax Band

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements