

# Caerphilly Road, offers in excess of £290,000

- Council Tax Band D
- Three Bedroom Terrace
- Lovely Rear Garden / Side Access
- No Ongoing Chain
- Walking Distance of Amenities
- EPC Rating: C









# About the property

Walking distance of The University Hospital of Wales, schools, public transport and shops. No ongoing chain. A deceptively spacious three bedroom terrace home with side access. Recently redecorated throughout. Easy access into the City Centre and M4 Motorway.

## **Accommodation**

#### **Entrance Hall**

#### Lounge / Dining Room

24' 6" into bay x 11' 6" maximum ( 7.47m into bay x 3.51m maximum )

#### **Kitchen**

21' x 5' 4" ( 6.40m x 1.63m )

#### Landing









#### **Bedroom One**

13' 3" into bay x 8' 4" to wardrobe door ( 4.04m into bay x 2.54m to wardrobe door )

#### **Bedroom Two**

12' 9" x 12' 8" ( 3.89m x 3.86m )

#### **Bedroom Three**

8' 9" x 8' 8" ( 2.67m x 2.64m )

#### **Bathroom**

7' 5" x 6' 3" ( 2.26m x 1.91m )

#### Outside

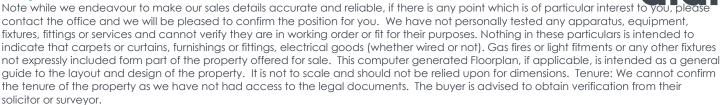


### **Floorplan**



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