



## Nantgarw Road, Caerphilly

**guide price £180,000 - £190,000**

- Council Tax Band - C
- Guide Price £180,000 TO £190,000
- Two Double Bedrooms
- Lounge/Diner
- EPC Rating: C



 2  1  1



## About the property

We are delighted to present this spacious, two double bedroom terraced property situated on Nantgarw Road in Caerphilly. The property is located within very close access to Caerphilly Town Centre where you have a fantastic range of shops, restaurants and amenities.

Accommodation comprises of an entrance hall giving access to all ground floor rooms and the staircase to the first floor. The large open plan lounge and diner offers ample space for all required furniture and has double aspect glazing making it very light and airy. The kitchen has a range of units and worktop space with an additional utility providing further storage and work space. The ground floor rooms are completed by the shower room which has a fitted WC, wash hand basin and walk in shower. On the first floor of the property are two double bedrooms and a convenient cloakroom.

Outside the rear garden is fully enclosed with feature flower beds, a decked seating area, a large storage shed and vehicle access to the off-road parking space.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

## Accommodation

### Entrance Hall

### Dining Room

12' 6" x 8' 2" ( 3.81m x 2.49m )

### Living Room

13' x 12' 1" ( 3.96m x 3.68m )

### Kitchen

8' x 7' 10" ( 2.44m x 2.39m )

### Shower Room

5' 9" x 5' 5" ( 1.75m x 1.65m )

### Utility Room

10' 6" x 6' 8" ( 3.20m x 2.03m )

### First Floor Landing

11' 5" x 5' 1" ( 3.48m x 1.55m )

### Bedroom One

15' 3" x 12' ( 4.65m x 3.66m )

### Bedroom Two

9' 10" x 8' 6" ( 3.00m x 2.59m )

### Cloakroom

4' x 2' 11" ( 1.22m x 0.89m )