



## Vanfield Close, Caerphilly

**£240,000 - £250,000**

- Council Tax Band - D
- NEW PRICE NOW Guide Price £240,000 TO £250,000
- No Chain
- Two Reception Rooms
- EPC Rating: D



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## About the property

We are pleased to present this three bedroom semi-detached property on Vanfield Close within walking distance to the centre of Caerphilly. The property is located in a quiet residential area close to local shops and amenities.

To the front of the property is a large gated driveway providing off road parking with a front garden area and side access through to the rear garden.

You enter through the hall with the stairs ahead up to the first floor and into the first reception room. Here you have a spacious lounge with access through to the bright and airy dining room, both spaces provide lots of room to house both seating and dining. From the dining area you have access through the kitchen, a good sized space with patio doors out to the rear garden.

On the first floor of the property are the three bedrooms and the bathroom. There are two spacious double rooms and a large single room. The bathroom features a three piece suite.

## 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

6' 8" x 4' 5" ( 2.03m x 1.35m )

### Lounge/ Diner

24' 7" x 16' 9" ( 7.49m x 5.11m )

### Play Room

11' 5" x 10' 8" ( 3.48m x 3.25m )

### Kitchen

15' 10" x 10' 8" ( 4.83m x 3.25m )

### Shower Room

7' 5" x 4' 11" ( 2.26m x 1.50m )

### First Floor Landing Leads To;

### Bedroom One

16' 9" x 13' 5" ( 5.11m x 4.09m )

### Bedroom Two

16' 9" x 10' 8" ( 5.11m x 3.25m )

### Bedroom Three

15' 8" x 10' 7" ( 4.78m x 3.23m )

### Bathroom

10' 10" x 10' ( 3.30m x 3.05m )