



## Nantgarw Road, Caerphilly

£190,000

- Council Tax Band - C
- No Chain
- Spacious Terraced Property
- Three Bedrooms
- EPC Rating: D



 3  1  1



## About the property

We are delighted to present this spacious, three 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. It also boasts good transport links with quick and easy access into Cardiff and further afield. You enter through the initial hall with the stairs ahead up to the first floor and access into the main living area. Here you have an open plan lounge/diner, well presented with tall ceilings and ample space for any required seating and dining. From here you have access to the kitchen, featuring a modern design with access out to the rear garden. Lastly downstairs is the shower room, complete with a WC, hand basin and large walk in shower. On the first floor of the property are the three bedrooms. The master bedroom is a bright and spacious double room. The two other bedrooms are both large singles. Bedroom two also has an en-suite cloakroom with a WC and hand basin. Outside the rear garden is fully enclosed with rear lane access, room for outdoor seating and potential for off road parking.

## 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

### Hallway

### Living Room

13' 1" x 12' ( 3.99m x 3.66m )

### Dining Room

12' 6" x 9' 2" ( 3.81m x 2.79m )

### Kitchen

8' 6" x 6' 9" ( 2.59m x 2.06m )

### Bathroom

8' 6" x 6' 2" ( 2.59m x 1.88m )

### Landing

### Bedroom One

12' 1" x 9' 10" ( 3.68m x 3.00m )

### Bedroom Two

8' 6" x 6' 3" ( 2.59m x 1.91m )

### Bedroom Three

9' 2" x 6' 7" ( 2.79m x 2.01m )

### W.C