



19 ST. ILANS WAY. CAERPHILLY. CF83 1EW

£300,000

A fantastic opportunity to purchase this well presented and spacious 3 bedroom, semi detached property with off road parking, located on a sought after street in the area of Caerphilly. Within walking distance to the town centre with it's many amenities and train station, along with convenient road and transport links... this property is not to be missed!

Internally the property has been modernised, with a brand new fitted kitchen, new carpets, freshly redecorated throughout, updated electrics and certified gas.

On the ground floor is an entrance porch, generous lounge/diner with French doors leading to the rear garden and well proportioned newly fitted kitchen with brand new oven, hob and extractor along with ample cupboard storage and space for appliances.

On the first floor are two spacious double bedrooms, a third single bedroom and the modern family shower room with low level WC, vanity sink unit and separate shower cubicle.

PORCH

Porch, a useful space upon entering the property, perfect for shoe and coat storage.

LOUNGE/DINER

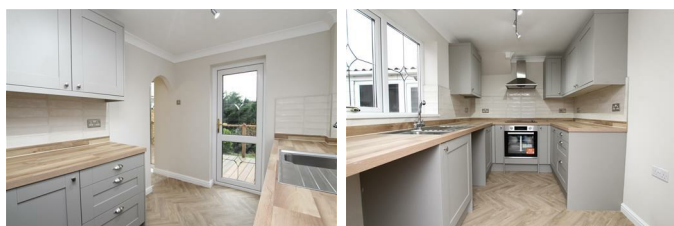
25'04 x 16'07 max (7.72m x 5.05m max)



Generous lounge/diner with large front facing window and French doors leading to the rear garden.

KITCHEN

10'09 x 7'03 (3.28m x 2.21m)



Well proportioned newly fitted kitchen with brand new oven, hob and extractor along with ample cupboard storage and space for appliances.

BEDROOM ONE

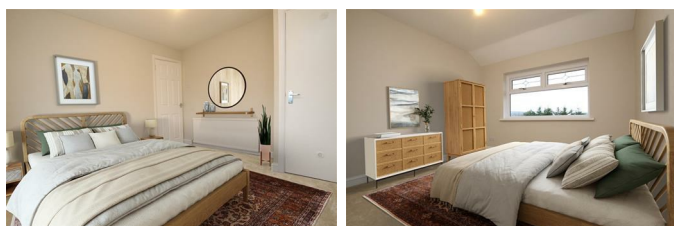
13'04 x 8'02 max (4.06m x 2.49m max)



Spacious double bedroom with fitted wardrobes, providing ample space for storage. Front facing window.

BEDROOM TWO

10'09 x 9'11 (3.28m x 3.02m)



Spacious double bedroom with window overlooking the rear garden.

BEDROOM THREE

10'02 x 6'04 max (3.10m x 1.93m max)



Excellent single bedroom with built in storage cupboard and front facing window.

SHOWER ROOM

6'02 x 5'04 max (1.88m x 1.63m max)



Modern family shower room with low level WC, vanity sink unit and separate shower cubicle.

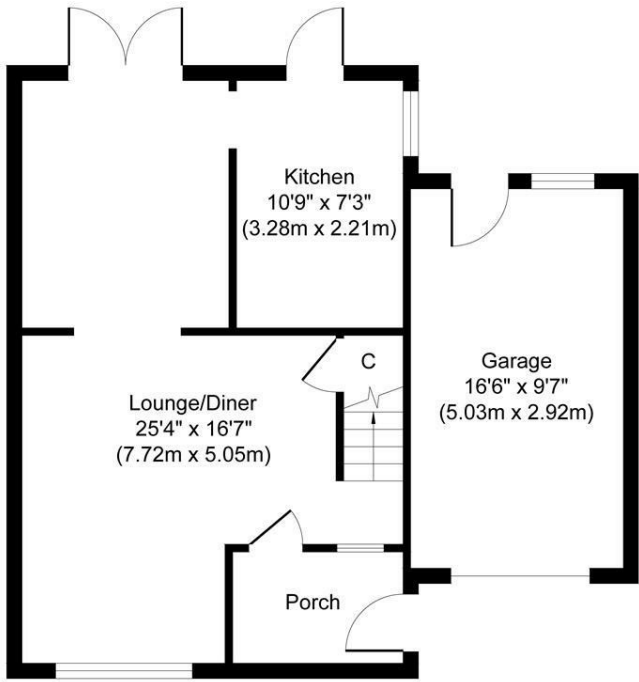
OUTSIDE SPACE



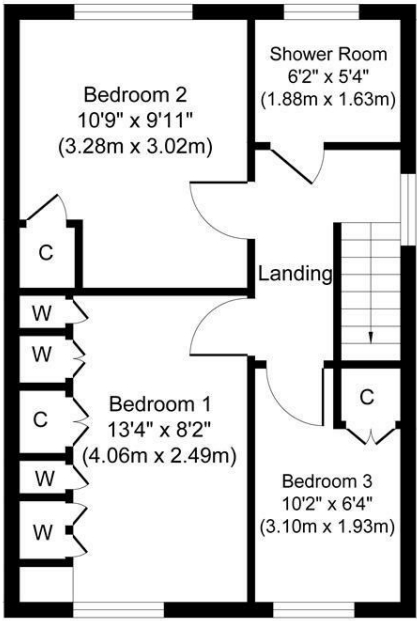
To the rear of the property is a large garden complete with raised decking to the top, perfect for al fresco dining! There is also access to the garage.

To the front of the property is a block paved driveway and excellent sized garage.

FLOOR PLAN



Ground Floor
Approximate Floor Area
578 sq. ft
(53.69 sq. m)

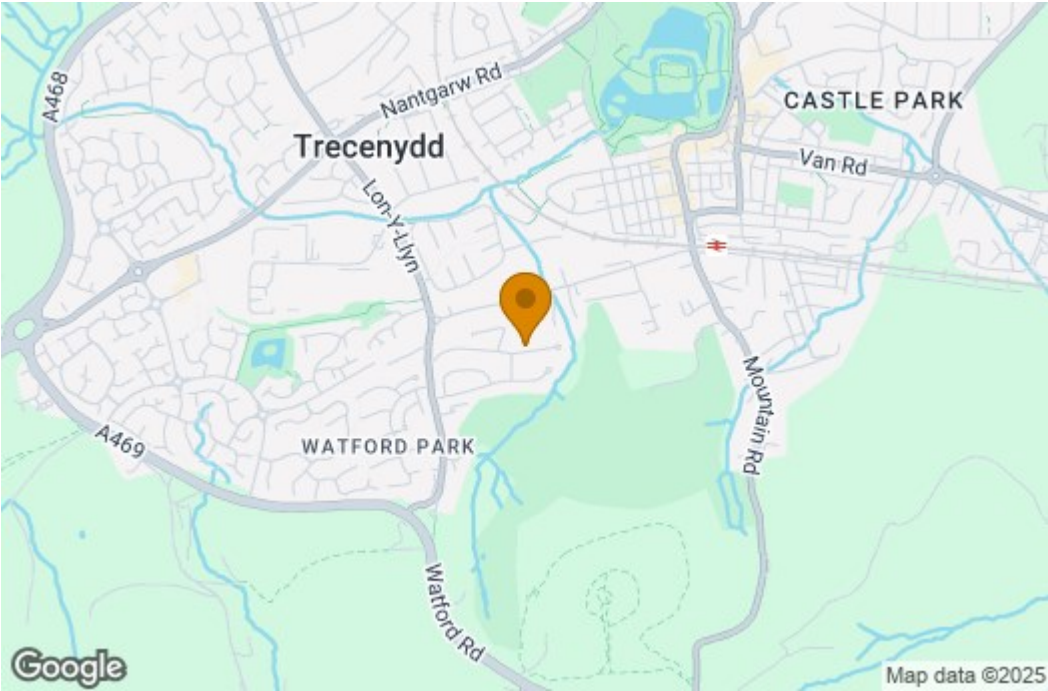


First Floor
Approximate Floor Area
420 sq. ft
(39.01 sq. m)

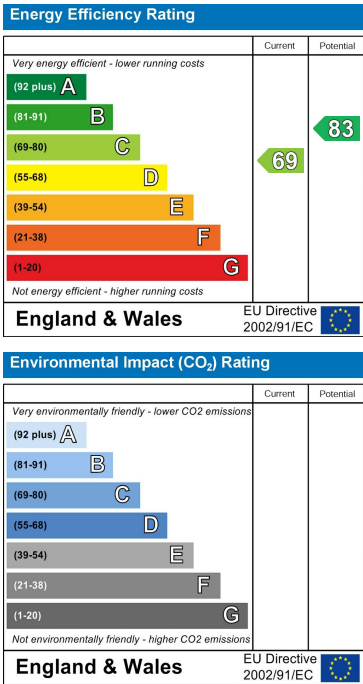
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AREA MAP



ENERGY EFFICIENCY GRAPH



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