



**Mill Road, Caerphilly. CF83 3FE**

**FOR SALE**  
**£210,000**



- **3 BEDROOM END OF TERRACE**
- **OFF ROAD PARKING**
- **WALKING DISTANCE OF CAERPHILLY TOWN**



**3**



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## **Property Description**

T Samuel Estate Agents are pleased to bring to market this three-bedroom end-of-terrace home with off-road parking, located on Mill Road, Caerphilly, just a stone's throw from the historic castle. Situated in a popular and convenient location, the property is within easy walking distance of Caerphilly town centre.

The accommodation comprises an entrance hallway leading to a spacious lounge and dining area featuring bespoke shelving. The kitchen-diner is well-appointed, and a modern ground-floor bathroom completes the lower level.

On the first floor, there are three generously sized bedrooms and a convenient WC. The property also benefits from a generous rear garden that backs onto a park, offering an attractive outdoor space.

This property represents a perfect family home, offering spacious and well-proportioned accommodation in a highly convenient location. Its proximity to Caerphilly Castle, the town centre, local shops, cafés, and excellent transport links also makes it an ideal opportunity for those considering a holiday let or Airbnb investment. The combination of charm, practicality, and location ensures it appeals to both families and visitors seeking a comfortable stay in the area.

Mill Road's location is highly sought-after, providing easy access to Caerphilly Castle, the town centre, and local amenities, making this an ideal home for families or first-time buyers.



## **Hallway**

Entrance to the property is via a UPVC front door, leading into a hallway with smooth emulsion-finished ceiling and walls. The space features high-gloss porcelain tiled flooring and a radiator. A staircase leads to the first floor, and a door provides access to the lounge and dining area.

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## **Lounge diner**

The lounge and dining area is generous in proportion, featuring a smooth emulsion ceiling and walls. A UPVC window to the front allows natural light to fill the space, while high-gloss porcelain tiled flooring adds a modern touch. The focal point of the room is bespoke shelving crafted from reclaimed pine, providing both character and practical storage. A door from the lounge diner gives access to the kitchen.

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## **Kitchen**

The modern kitchen features light oak-coloured base and wall units, complemented by an integrated oven and hob. There is ample space for a dining table, making it a practical family space. The room is finished with high-gloss porcelain tiled flooring and a radiator, with a UPVC window to the rear and a door providing access to the rear garden. An additional door leads directly to the ground-floor bathroom.

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## **Family bathroom**

The family bathroom features a smooth emulsion ceiling and fully tiled travertine walls and floors, creating a luxurious finish. The suite includes a feature bathtub, a double sink unit, a double shower, and a WC. A UPVC window to the rear provides natural light, and a radiator ensures the room is comfortably heated.

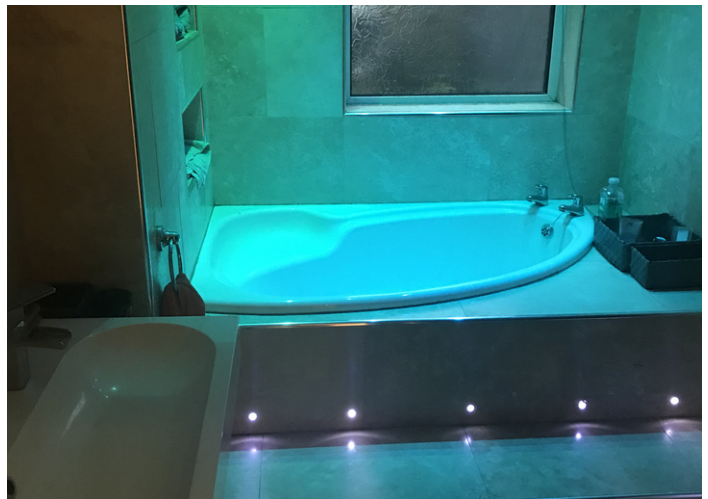


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## **Master bedroom**

The master bedroom spans the full width of the property, offering an exceptionally spacious and versatile area. It features a smooth emulsion ceiling and walls, creating a bright and clean aesthetic. A UPVC window to the front allows natural light to fill the room, while carpeted flooring adds warmth and comfort. The room is also fitted with a radiator and multiple power points, providing both practicality and convenience. This generous space easily accommodates a range of bedroom furniture, making it a highly functional and inviting retreat.

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## **Bedroom 2**

The second bedroom is a comfortable double room featuring a smooth emulsion ceiling and walls. Exposed floorboards add character and warmth to the space, while a UPVC window to the rear allows natural light to fill the room. The bedroom also includes a radiator and multiple power points, offering both comfort and practicality.

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## **Bedroom 3**

The third bedroom is a versatile double room, currently used as a home office. It features a smooth emulsion ceiling and walls, a radiator, and multiple power points. A UPVC window to the rear provides natural light, making the space bright and adaptable for various uses.

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## **WC**

The first-floor WC is conveniently located and features a smooth emulsion ceiling and walls. It comprises a WC and a wash hand basin, providing a practical addition to the upper level of



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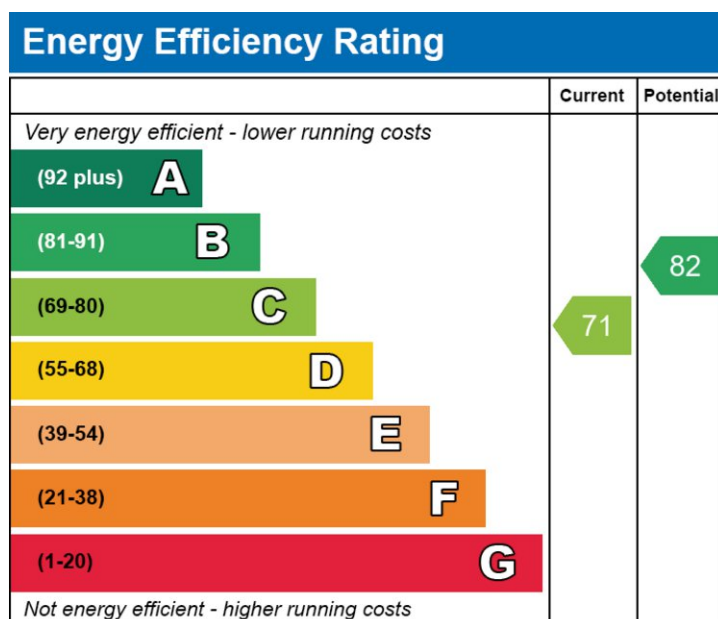








## EPC



## FLOORPLAN

### Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### Data Protection Act 1998

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