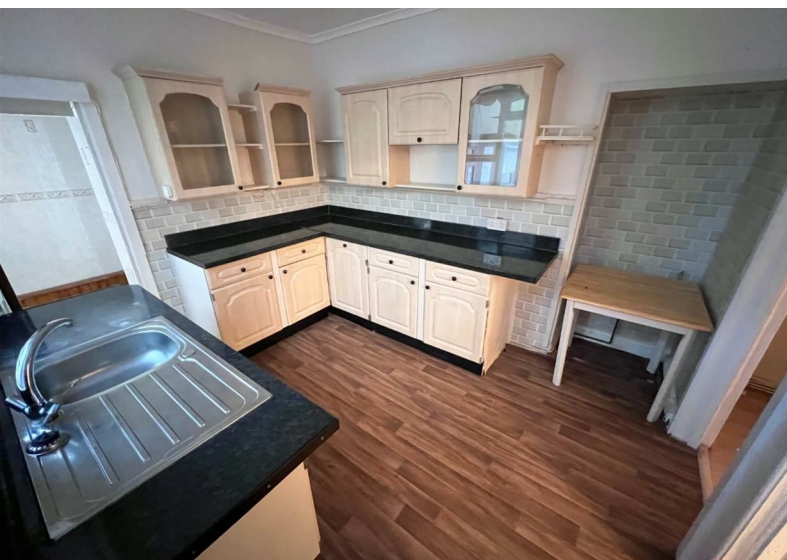




Derlwyn Street, Phillipstown, NP24 6AY

Offers In Excess Of £80,000

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Offers In Excess Of £80,000



Property Details

Nestled in the heart of Phillipstown, this terraced property represents a unique opportunity for first-time buyers and investors alike. With its spacious layout, breathtaking views, and undeniable potential, it promises the foundation for a dream home or a lucrative investment.

A Canvas Awaiting Transformation

Embark on an exciting renovation journey with this spacious property. Requiring a full makeover, it offers the perfect chance to customize every corner to your liking or to the latest market trends. Whether you're looking to create a family home or a rental property, the possibilities are endless.

Spacious Living and Spectacular Views

Featuring three generously sized double bedrooms, this home is designed for comfort and space. Each room offers a blank slate for personalization, ensuring that every member of the family can find their own sanctuary. The real gem, however, lies in the rear garden, where panoramic views of the valley unfold. This outdoor space, with its tiered layout, invites moments of tranquillity and breathtaking scenery, setting the stage for memorable gatherings or peaceful retreats.

Rich in Potential and Convenience

While the property itself offers a world of potential, its location in Phillipstown enhances its appeal significantly. Close proximity to local amenities ensures convenience, while excellent transport links, including the Cardiff train link and easy access to the M4 & A465, promise ease of commute. The surrounding countryside offers a picturesque backdrop and a playground for outdoor enthusiasts.

A Project with Promise

The property is a treasure trove of original features waiting to be revitalised. From the open fireplace in the lounge to the original coal shed, these elements offer a glimpse into the home's history and character. Additional practical features include a large storage cupboard, a separate toilet accessed from the garden, and a partially UPVC double-glazed exterior.

An Invitation to Invest

Offered with no chain, this property is ready for immediate acquisition. It stands as an invitation to embrace the challenges and rewards of renovation, to invest in a project that promises returns in both value and satisfaction.

In Phillipstown, a community known for its tight-knit atmosphere and scenic beauty, this property is more than just a house; it's an opportunity to create a home or investment that reflects your vision and ambition. Whether you're drawn to its potential for customisation, its strategic location, or the lifestyle it offers, this property is poised to become something truly special.

As you contemplate the possibilities, envision the transformation from a house requiring renovation to a home filled with laughter, comfort, and memories. This terraced property in Phillipstown is not just an investment in real estate but an investment in the future—a canvas awaiting your personal touch.

Tenure

We have been advised that the property is FREEHOLD and being sold with NO CHAIN.

Council Tax

Council Tax Band A - Caerphilly County Borough Council.

Entrance Hall

Hallway

Lounge

10'8" x 13'6" (3.24m x 4.12m)

Dining Room

10'11" x 11'5" (3.32m x 3.47m)

Kitchen

10'10" x 10'4" (3.31m x 3.15m)

Lean-to

Utility Area

7'1" x 4'1" (2.15m x 1.24m)

Wet Room

5'10" x 6'3" (1.78m x 1.93m)

First Floor Landing

Bedroom One

10'5" x 17'1" (3.18m x 5.20m)

Two windows to front, door to:

Bedroom Two

12'6" x 11'3" (3.82m x 3.43m)

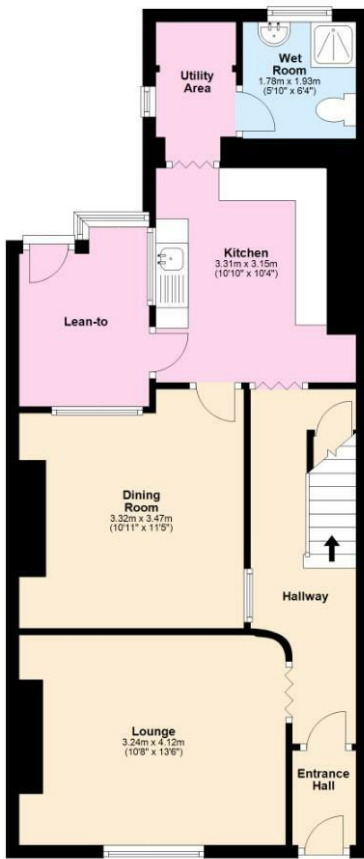
Bedroom Three

10'9" x 10'3" (3.28m x 3.12m)





Ground Floor



First Floor



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 plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
84	84
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (82 plus)	
B (61-81)	
C (49-60)	
D (35-48)	
E (19-34)	
F (1-30)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.