

17 Lawrence Street, Caerphilly, CF83 3AJ



Estate Agents and
Chartered Surveyors

Asking Price Of

£179,950



Mid Terrace Property



Property Description

**** TWO BEDROOM MID TERRACED HOME ** GARAGE ** NO CHAIN **** A delightful two bedroom mid terraced home in a convenient location, being a short distance from local amenities and the A470 and M4 link. The accommodation briefly comprises; entrance hall, lounge/dining room, kitchen, lobby with utility cupboard, and shower room. To the first floor there are two double bedrooms. Gas central heating, double glazing. Low maintenance rear garden and single garage. EPC Rating: D

Tenure Freehold

Council Tax Band C

Floor Area Approx 733 sq.ft.

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated within walking distance of Caerphilly town centre, close to all local amenities. There is also regular public transport close by and the good road links to the A470 and M4 motorway.

ENTRANCE

Entered via uPVC double glazed door into hallway. Tiled flooring. Door to lounge/diner, stairs to first floor.

LOUNGE

21' 1" x 14' 1" (max) (6.44m x 4.30m)
uPVC double glazed window to front. Feature inset fireplace with tiled hearth. Under stair storage cupboard. Two radiators. uPVC double glazed window to rear. Door to kitchen.

KITCHEN

9' 6" x 7' 1" (2.90m x 2.16m)
A neat fitted kitchen to include base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Electric oven, space for fridge. uPVC double glazed window to side. Door to lobby.

LOBBY

6' 0" (max) x 3' 1" (1.84m x 0.94m)
Doors to shower room and utility cupboard plumbed for washing machine with wall mounted gas central heating boiler and loft hatch. uPVC double glazed door to side courtyard.

SHOWER ROOM

7' 1" x 5' 11" (2.16m x 1.82m)
A white suite comprising low level WC, vanity enclosed wash hand basin and fitted shower cubicle with mixer shower over. Tiled splash backs. Radiator. Extractor fan. uPVC double glazed window to rear.

FIRST FLOOR

LANDING

Doors to two double bedrooms.

BEDROOM ONE

14' 0" x 8' 11" (to wardrobes) (4.29m x 2.73m)
Fitted wardrobes to one wall. uPVC double glazed window to rear with views. Radiator. Loft access.

BEDROOM TWO

10' 10" x 9' 3" (3.32m x 2.82m)
Fitted wardrobe. Two uPVC double glazed windows to front. Radiator.

OUTSIDE

REAR GARDEN

Paved courtyard to side leading to lawned rear garden. Boundary wall and fence. Access to single garage and gated access to rear lane. Outside tap.

SINGLE GARAGE

An up and over garage door. Pedestrian door to side, window to rear.

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GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.

1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 733 sq.ft. (68.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplex 62024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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