



MEL JOHN  
ESTATE AGENT

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Thinking of Selling?

# 17 Ty'N Y Parc, Abertridwr, Caerphilly, CF83 4ED



## £200,000

### Freehold

- Semi Detached House
- 2 Bedrooms
- 1 Bathroom
- 1 Reception Room
- Driveway
- Garden

John Estate Ltd is registered at 56 Hazel Grove, Caerphilly, CF83 3BP. Company No: 10455229

If you have instructed another agent to sell your property and have instructed Mel John Estate Agent to sell your property at the same time, then you could be liable to pay both agents. It is recommended that you check the contract that you have with your current agent



This well-presented two-bedroom semi-detached home is offered with no onward chain and is situated in a quiet cul-de-sac within the popular village of Abertridwr. Ideally located within walking distance of local amenities and schools, this property is perfect for first-time buyers or those looking to downsize. The accommodation comprises a cosy lounge and a modern kitchen/diner fitted with contemporary units, leading through to a bright conservatory with double doors opening onto the rear garden—ideal for entertaining or relaxing. Upstairs, the property offers two generously sized double bedrooms, both benefiting from fitted wardrobes, along with a stylishly refitted shower room. Externally, the home features a rear garden and off-road parking to the front for two vehicles.

## Accommodation

### Porch

**WC:** 5'0" x 2'10"

**Lounge:** 14'5" x 12'11"

**Kitchen / Diner:** 9'8" x 13'2"

**Conservatory:** 7'4" x 10'7"

### Landing

**Bedroom One:** 8'0" x 11'5"

**Bedroom Two:** 8'0" x 9'8"

**Shower Room:** 6'4" x 6'11"

### Freehold

**Council Tax Band C.**

