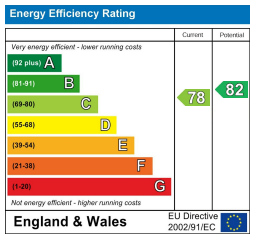

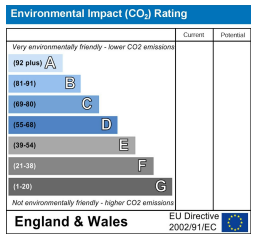

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35 Small Meadow Court, Caerphilly, CF83 3RT

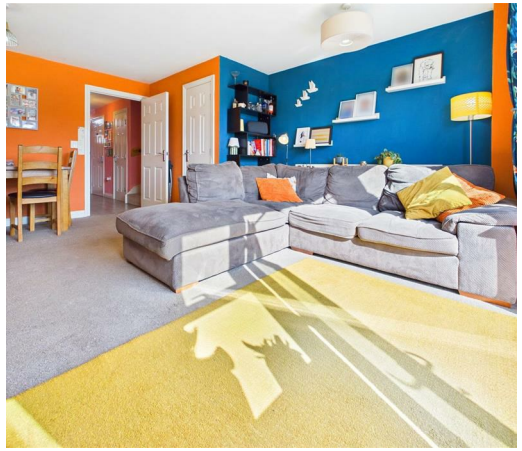
Asking Price £280,000

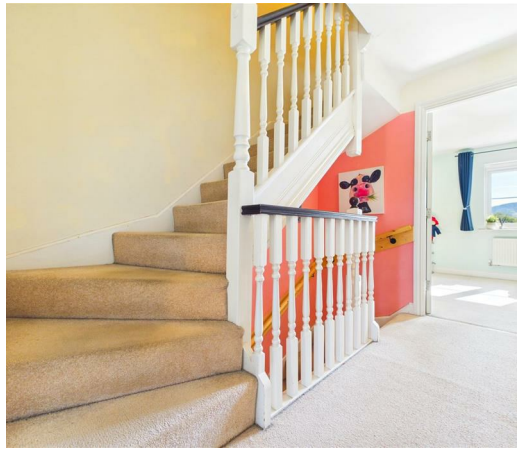
- Central Development
- Master Bedroom with Dressing Room
- Tastefully Updated Throughout
- Walking Distance to Local Amenities
- EPC Rating - C
- Three Storey Townhouse
- Modern Ensuite Shower Room
- Low Maintenance Rear Garden
- Good Road Links
- Council Tax Band - D

An ideal family home situated in the sought after development of Small Meadow Court, Caerphilly. Within walking distance to amenities including local supermarkets and schools, this property is ideal for convenience. Further to this Caerphilly town centre is only a short distance away offering a further array of amenities including train and bus stations.

Internally the property has been tastefully updated and decorated throughout and is set over three floors. The first floor comprises entrance hallway, WC, kitchen and open plan living/dining room with patio doors opening to the rear garden. To the first floor there are two generously sized double bedrooms and the family bathroom and to the second floor is the spacious master bedroom boasting a separate dressing area and modern ensuite shower room.

Externally the property offers a space for parking to the rear and a flat and low maintenance rear garden offering a perfect spot for BBQ's or children's





Entrance Hallway
Entered via Composite door. Stairs to first floor. Doors to all first floor rooms;

Kitchen 12'10 x 6'7 (3.91m x 2.01m)
Fitted with a range of matching base and wall units with worktop space over. Inset stainless steel sink, integrated hob and electric oven. Space for washing machine, fridge/freezer and dish washer. PVC Window to front;

Living Room/Dining Room 16'6 x12'11 max (5.03m x3.94m max)
Open Plan Living area. Storage cupboard. PVC patio doors to rear;

WC
Fitted with a low level WC and wash hand basin. PVC Window to front;

First Floor Landing
Access to all first floor rooms;

Bedroom Two 12'11 x 12'10 (3.94m x 3.91m)
Two PVC Windows to front.

Bedroom Three 12'11 x 11'5 (3.94m x 3.48m)
PVC window to rear;

Bathroom
Fitted with a three piece comprising panelled bath, wash hand basin and wc.

Second Floor Landing
Access to;

Master Bedroom 13 x 12'11 (3.96m x 3.94m)
PVC Window to front. Storage cupboard. Access to;

Dressing Room 10'4 x 6'7 (3.15m x 2.01m)
Fitted storage. Door into;

Ensuite
Fitted with a three piece suite comprising double shower, wash hand basin and wc.

Outside
Parking space to the rear. Enclosed low maintenance garden which comprises patio and artificial lawned area.