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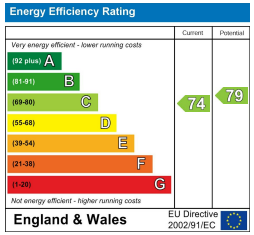
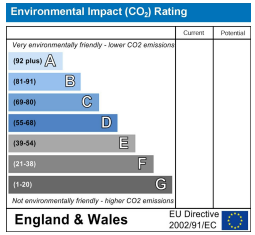
24 Rowland Drive, Caerphilly, CF83 1TX

Price £250,000

- FREEHOLD MID TERRACE THREE BEDROOM HOUSE
- LOCATED ON THE SOUGHT AFTER CASTLE VIEW ESTATE
- WALKING DISTANCE TO PRIMARY THE PRIMARY SCHOOL AND LOCAL AMENATIES
- GOOD ROAD LINKS TO CARDIFF VIA THE MOUNTAIN ROAD AND THE A470
- LOUNGE/DINER
- W.C./FIRST FLOOR BATHROOM

EXTENDED THREE BEDROOM MID LINK HOUSE. Immaculately presented, located on the sought after Castle View Estate. Good road connections to Cardiff via A470. Double extension to the rear of the property giving good extra living space. The property consist of: entrance hall, cloakroom, kitchen, lounge open plan to dining room, three bedrooms, family bathroom, off road parking for two cars, rear garden not overlooked. EPC rating C/Council tax band C.





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ENTRANCE HALL
Via double glazed composite door giving access to the entrance hall, stairs to first floor with spindle balustrade, laminate flooring, radiator, coved ceiling.

KITCHEN 11'8" x 6'6" (3.57 x 2.00)
Upvc double glazed window to the front, fitted with wall and base units, roll over preparation surface with inset 1½ sink drainer, tiled splash back, integrated electrical oven, inset gas hob, overhead cooker hood, space for fridge freezer, plumbing for automatic washing machine. Tiled floor, spot lighting.

W.C.

LOUNGE 13'2" x 12'1" (4.03 x 3.69)
Extended giving good living space. Coved ceiling, fitted carpet, radiator, understairs storage cupboard. Open plan to the dining room.

DINING ROOM 13'2" x 10'3" (4.03 x 3.13)
Upvc double glazed French doors giving access to the rear garden. Laminate flooring, coved ceiling, radiator. Open plan to the lounge.

LANDING
Loft access, insulated with lighting and ladder for access., cupboard housing combination gas boiler supplying domestic hot water and gas central heating.

BEDROOM ONE 9'10" x 9'5" (3.02 x 2.89)
Upvc double glazed window to the front, built in wardrobes, radiator.

BEDROOM TWO 11'0" x9'10" (3.37 x3.02)
Double glazed sky light window, built in wardrobes, radiator, spot lighting.

BEDROOM THREE 10'3" x 6'6" (3.13 x 2.00)
Upvc double glazed window to the rear, radiator, telephone point,

BATHROOM
Obscure Upvc double glazed window to the rear, Panelled bath with electric shower above, tiled walls, low level W.C., pedestal wash hand basin. Chrome heated towel rail, non slip vinyl flooring.

FRONT
Paved path leading to open porch to front door, parking for two cars.

REAR
Enclosed rear garden not overlooked from behind. Decked garden (in need of attention), fenced boundaries. Three sheds to the rear of the garden, one with power and lighting.