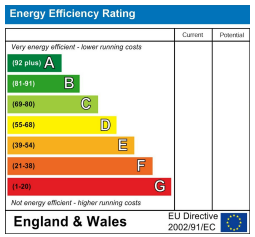

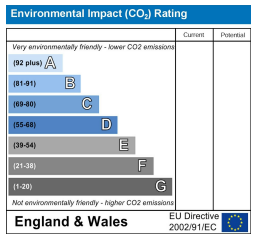

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sales & lettings

2 Bryn Goleu, Caerphilly, CF83 8AU

Asking Price £195,000

- Three Bedrooms
- Large Plot
- Great Opportunity To Make Your Own
- Downstairs Bathroom
- EPC Rating - D
- No Onward Chain
- Kitchen/Breakfast Room
- Upstairs WC
- Walking Distance to Bedwas Village
- Council Tax - A

Aktons are pleased to offer for sale this three bedroom semi-detached property situated in the village of Bedwas, Caerphilly. Being sold with no onward chain, this property is ideal for anyone looking to put their own stamp on a home!

Internally the property comprises entrance hallway, front living room, kitchen/breakfast area and downstairs bathroom. To the first floor there are three bedrooms and an upstairs WC. Externally the property sits on a larger plot offering front, side and rear gardens.

A great opportunity for anyone looking for a property that needs subtle modernisation throughout!

EPC Rating - D

Entrance Hallway
Entered via PVC Door. Stairs to first floor. Doors to ground floor rooms.

Living Room 18'5 x 12 (5.61m x 3.66m)
Window to front.

Kitchen/Breakfast Room 12'5 x 12'1 (3.78m x 3.68m)
Fitted with a range of matching base and wall units with worktop space over. Inset stainless steel sink. Space for appliances. Space for table and chairs.

Bathroom
Fitted with a panelled bath and wash hand basin. Window to side.

Landing
Window to side. Loft access. Access to all first floor rooms.

Bedroom One 12'5 x 11'6 (3.78m x 3.51m)
Window to rear. Airing Cupboard.

Bedroom Two 12'1 x 10'5 (3.68m x 3.18m)
Window to front.

Bedroom Three 11'6 max x 6 (3.51m max x 1.83m)
Window to rear.

WC
Fitted with low level WC.

Outside
Pathway leading to entrance. Wall surround with front garden laid to lawn. Side access to rear garden laid to lawn.