

Gwern Avenue
Caerphilly, CF83 4HA

£200,000

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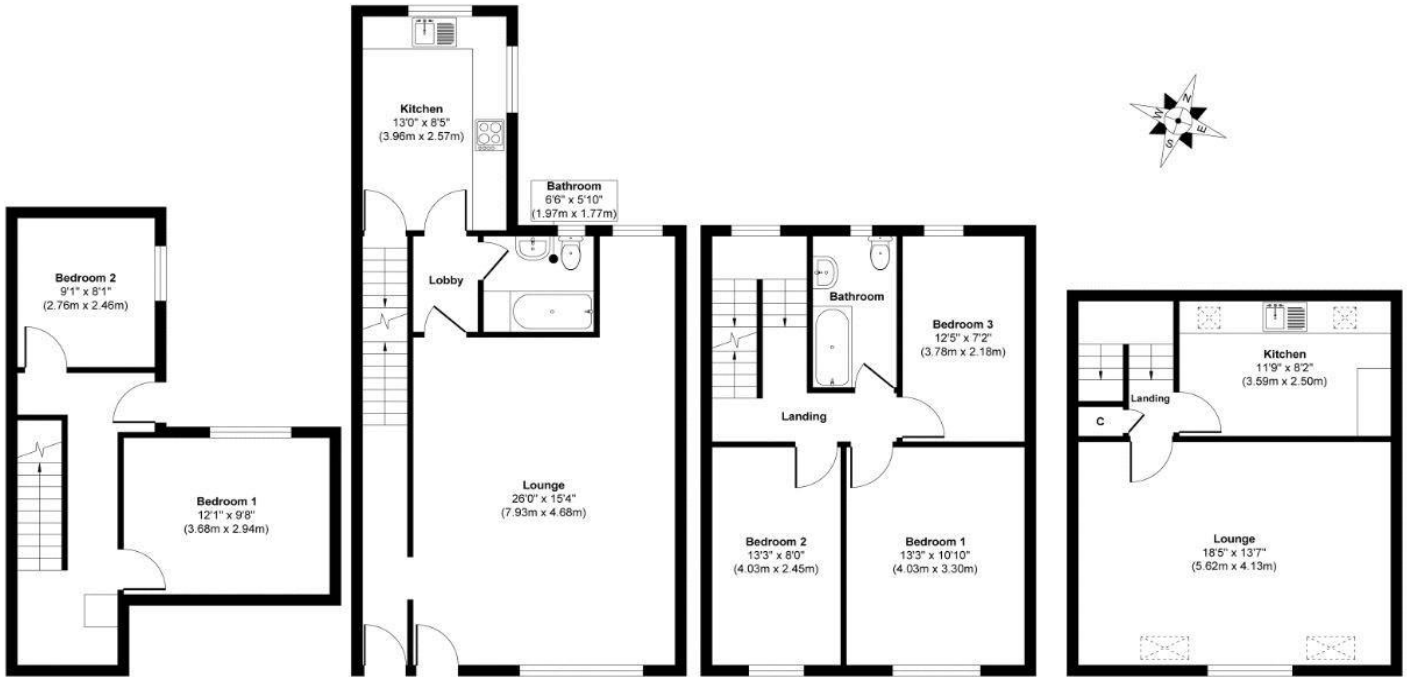


MAIN FEATURES:

- **Ground & First Floor Maisonettes Arranged over Four Floors**
- **Benefitting from Paying Tenant in Situ - Immediate Income!**
- **Two Bedroom Ground Floor Maisonette**
- **Three Bedroom First Floor Maisonette**
- **Good Size Rear Garden**

An excellent investment opportunity situated in the popular village of Senghenydd, this substantial property on Gwern Avenue, comprises two maisonettes arranged over four floors and benefits from a paying tenant in situ, providing immediate rental income from day one. The accommodation includes a spacious two-bedroom ground floor maisonette together with a generously sized three-bedroom first floor maisonette, making this an ideal purchase for investors or multi-generational living. Both properties offer well-proportioned rooms with plenty of natural light and excellent potential for further enhancement.

Externally, the property benefits from a good-sized rear garden, perfect for outdoor enjoyment and family use. Senghenydd is a well-connected and increasingly popular location, offering a range of local amenities including shops, schools, cafés and transport links. The area provides easy access to Caerphilly town centre, Cardiff and surrounding commuter routes, making it attractive to tenants and homeowners alike. Residents can also enjoy nearby countryside walks and green spaces, including the stunning Parc Cwm Darran, ideal for outdoor enthusiasts. Viewing is highly recommended to appreciate the size, layout and investment potential on offer.



Lower Ground Floor
Approximate Floor Area
306 sq. ft
(28.52 sq. m)

Ground Floor
Approximate Floor Area
588 sq. ft
(54.68 sq. m)

First Floor
Approximate Floor Area
476 sq. ft
(44.24 sq. m)

Second Floor
Approximate Floor Area
404 sq. ft
(37.55 sq. m)

Approx. Gross Internal Floor Area 1774 sq. ft / 164.99 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.
For further information contact us:
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We're Open:
8am – 8pm 7 days a week

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