



**Mill Road, Caerphilly, CF83
3FE.**

**FOR SALE
£175,000**



- **THREE-BEDROOM MID-TERRACE HOME**
- **PRIVATE REAR GARDEN**
- **CLOSE TO SHOPS, SCHOOLS & TRANSPORT**





Property Description

This three-bedroom mid-terrace home offers a versatile living space and a private rear garden, situated in a convenient and quiet residential area. With scope for modernisation, the property presents an excellent opportunity for families, first-time buyers, or anyone looking to create a home to their own style.

Stepping inside, the hallway provides a welcoming introduction, featuring tiled flooring, neutral walls, and a staircase leading to the first floor. The hallway connects to two reception rooms, each bright and versatile. Reception Room 1 enjoys a UPVC bay window to the front, flooding the space with natural light, while Reception Room 2 to the rear benefits from a potential opening for a log burner, creating a cosy atmosphere and easy access to the kitchen.

The kitchen is fitted with oak-style worktops, a fitted oven, and neutral splashback tiling, complemented by laminate flooring throughout. A UPVC window to the side and doors leading to the rear garden ensure the room feels light and airy, while the practical layout provides plenty of workspace and connectivity to the bathroom. The bathroom features a combination of tiling and emulsion walls, tiled flooring, a radiator, and a rear window providing natural light.

Upstairs, the landing leads to three bedrooms. The master bedroom is a spacious double with a front-facing window, while Bedrooms 2 and 3 are well-proportioned and flexible, suitable as bedrooms, a guest room, or a home office. All rooms feature carpeted flooring, radiators, and power points, with natural light filling the space.

Outside, the property benefits from an enclosed and private rear garden, combining a lower paved patio with a raised lawn of natural grass. A paved pathway leads to rear access via a wooden gate, creating a practical and versatile outdoor area for relaxing or entertaining. The front of the property features a paved walkway with a rectangular grass patch, offering a welcoming entrance.

The property is situated in the vibrant town of Caerphilly, known for its rich history and community spirit. Famous for Caerphilly Castle, one of the largest medieval castles in Europe, the town offers a mix of cultural attractions, parks, and leisure facilities. Residents benefit from a range of local shops, cafes, schools, and healthcare services, all within easy reach. For commuters, Caerphilly train station and excellent road links provide straightforward access to Cardiff, Newport, and the

surrounding areas. The town also offers a variety of sports and recreational opportunities, making it ideal for families and active lifestyles.

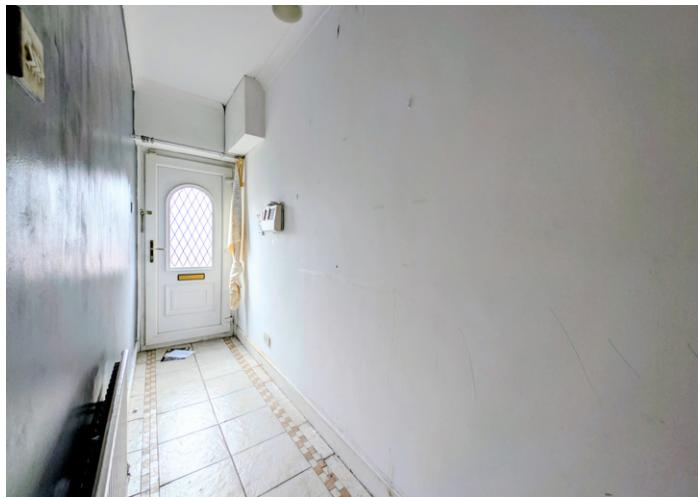
Front of Property

A mid-terrace home with steps leading up to the entrance. A paved walkway provides access to the property, complemented by a rectangular patch of grass, creating an inviting frontage.

Hallway

4.00 m x 1.00 m

Emulsion-finished walls and ceiling, a tiled floor, and is equipped with a radiator and power points. A UPVC front door provides the main entrance, and the hallway offers access to the staircase leading to the upper floor as well as Reception Rooms 1 and 2.



Reception Room 1

3.50 m x 2.70 m

Artex-finished ceiling, emulsion-painted walls, and a laminate floor. The room benefits from a radiator and multiple power points. A UPVC bay window to the front elevation allows for plenty of natural light, and an open access leads through to Reception Room 2.



Reception Room 2

3.60 m x 3.10 m

Artex-finished ceiling, emulsion-painted walls, and a laminate floor. The room is fitted with a radiator and multiple power points. A UPVC window to the rear provides natural light, and there is a potential opening suitable for a log burner. A door leads through to the kitchen.



Kitchen

2.40 m x 2.30 m

Ample base and wall units in off white with complimentary oak style work surface. Built in oven and hob. Artex-finished ceiling and emulsion-painted walls, complemented by warm neutral splashback tiling. The room is fitted with a laminate floor. Additional features include a radiator and multiple power points. A UPVC window to the side elevation provides natural light, with doors offering access to the exterior and the bathroom.



Bathroom

2.40 m x 1.70 m

Emulsion-finished ceiling, with a combination of emulsion-painted and tiled walls. The room is fitted with a tiled floor and a radiator. A UPVC window to the rear that provides natural light and ventilation.



Bedroom 1

4.00 m x 3.20 m

A spacious double bedroom featuring an artex-finished ceiling, emulsion-painted walls, and a carpeted floor. The room is fitted with a radiator and multiple power points. A UPVC window to the front provides ample natural light.



Bedroom 2

3.50 m x 2.40 m

A well-proportioned bedroom featuring an artex-finished ceiling, emulsion-painted walls, and a carpeted floor. The room is fitted with a radiator and multiple power points. A UPVC window to the rear allows for natural light.



Bedroom 3

2.40 m x 2.40 m

An artex ceiling, emulsion-painted walls, and a carpeted floor. The room is fitted with a radiator and power points, and a UPVC window to the rear fills the space with natural light. Ideal as a bedroom, guest room, or study.

Exterior

An enclosed and private rear garden, featuring a lower paved patio area and a raised lawn with natural grass. A paved pathway leads to rear access via a wooden gate, creating a practical and versatile outdoor space.







EPC

FLOORPLAN



Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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