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81 James Street, Caerphilly, CF83 8FY

Price £215,000

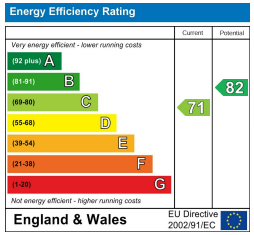
- Beautifully Re-furbished Throughout
- Newly Fitted Carpets Throughout
- Newly Fitted Kitchen with Integrated Oven and Dishwasher
- Upstairs WC
- Council Tax - B
- No Onward Chain
- Combi Boiler Installed in Oct 2025 with new radiators throughout
- Newly Fitted Bathroom
- EPC Rating - C

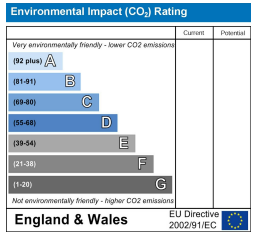
*** BEAUTIFULLY RE-FURBISHED THROUGHOUT *** A chance to acquire a beautifully renovated terraced property in Trethomas that has been updated throughout including newly fitted kitchen with integrated appliances, newly fitted bathroom, new carpets and doors throughout and updated central heating system featuring a combi boiler installed October 2025.

Internally the property comprises entrance porch, open plan living/dining area with newly fitted carpets and feature panelling. There is a door leading to the modern kitchen which comprises integrated dishwasher and oven plus space for further appliances. Leading from the kitchen is utility area and modern bathroom. To the first floor there are three bedrooms and an upstairs WC.

Externally the property has been subtly updated and features newly laid resin area with a separate patio area with rear gate access.

Further benefits include PVC double glazing throughout, ample and updated plug sockets with USB ports plus NO ONWARD CHAIN!





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Entrance Porch
Entered via PVC glazed door. Door into;

Living/Dining Room 21'9 x 16'2 (6.63m x 4.93m)
PVC window to front and rear. Newly fitted carpets, acoustic panelling. Ample sockets with USB port. Door into;

Kitchen 17'2 x 9'10 (5.23m x 3.00m)
Newly fitted modern kitchen with fitted cupboards and worktop space over. Inset stainless steel sink, integrated electric oven and hob, integrated dishwasher, space for fridge/freezer. Large under stair storage cupboard with power and lighting. Ample plug sockets. PVC window and door to side. Open to;

Utility Space
Worktop space over providing space and plumbing for washing machine and tumble dryer.

Bathroom
Fitted with a modern three piece suite comprising panelled bath with shower over, wash hand basin and WC. Storage/ airing cupboard housing Ideal combi boiler.

Landing
Access to all first floor rooms;

Bedroom One 11'8 x 9'8 (3.56m x 2.95m)
PVC window to front. Newly fitted carpet. Ample sockets including USB port.

Bedroom Two 10'7 x 10 (3.23m x 3.05m)
PVC window to rear. Newly fitted carpet.

Bedroom Three 9'2 x 6'6 (2.79m x 1.98m)
PVC window to front. Newly fitted carpet.

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

Outside
Flush fronted. Low maintenance rear garden with newly laid resin and separate patio area. Wall surround with rear gate access.