



**Thomas Street, Abertridwr Caerphilly CF83 4AZ**

**welcome to**

**Thomas Street, Abertridwr Caerphilly**

A traditional mid-terrace home nestled in the heart of Abertridwr village. This characterful property blends classic features, such as the bay window, with modern comforts to create a warm and inviting atmosphere, all within easy reach of local amenities and transport links.



**Entrance Hall**

Doors to lounge and kitchen, meter cupboard, stairs to first floor

**Lounge Diner**

25' 7" max x 12' 8" max ( 7.80m max x 3.86m max )

Double glazed bay window to front, double glazed window to rear, radiator

**Kitchen**

13' 9" x 9' 8" ( 4.19m x 2.95m )

Double glazed window to side, range of wall and base units, work surfaces, sink with drainer and mixer tap, electric oven and stove, cooker hood, space and plumbing for white goods, access to bathroom, door to garden

**Bathroom**

11' max x 7' 2" max ( 3.35m max x 2.18m max )

Obscure double glazed window to rear, bath, wash basin, low level w/c, space for tumble dryer

**Landing**

Double glazed window to front, split level access, stairs to loft

**Bedroom One**

10' 10" x 10' 6" ( 3.30m x 3.20m )

Double glazed window to front, radiator

**Bedroom Two**

10' 10" x 10' 10" ( 3.30m x 3.30m )

Double glazed window to rear, radiator

**Bedroom Three**

9' 10" x 8' 6" ( 3.00m x 2.59m )

Double glazed window to rear, radiator

**Shower Room**

6' 7" x 4' 11" ( 2.01m x 1.50m )

Shower cubicle, wash basin with cupboard underneath, low level w/c, wall mounted mirror cupboard, built in storage,

**Loft Room**

13' 1" x 9' 6" ( 3.99m x 2.90m )

Skylight double glazed window to front, eaves storage.

**Rear Garden**

Enclosed patio area, astro turf section, gate providing access to lane behind

**Front Garden**

Enclosed fore court with low level wall, path to front door .



**view this property online** [allenandharris.co.uk/Property/WTC109593](http://allenandharris.co.uk/Property/WTC109593)



welcome to

## Thomas Street, Abertridwr Caerphilly

- Traditional Mid terrace Home In Abertridwr
- Three Well Proportioned Bedrooms & Spacious Loft Room
- Family Bathroom And Shower Room
- Village location. proximity to local schools and amenities
- Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in the region of

**£175,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/WTC109593](https://allenandharris.co.uk/Property/WTC109593)



Property Ref:  
WTC109593 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 allen & harris



**029 2069 2626**



[whitchurch@allenandharris.co.uk](mailto:whitchurch@allenandharris.co.uk)



46 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DJ



**[allenandharris.co.uk](https://allenandharris.co.uk)**