



Heol Graigwen, Caerphilly CF83 2JR

welcome to

Heol Graigwen, Caerphilly

Located in Penyrheol, Caerphilly is this well-presented three-bedroom family home, offering generous living space and a welcoming atmosphere. Ideally located close to local amenities, parks, and schools, it is the perfect property for growing families and first-time buyers!



Entrance Hall

Wood effect flooring, stairs to first floor, radiator

Lounge & Diner

19' 7" x 11' 3" (5.97m x 3.43m)

Wood effect flooring, electric fire, coved ceiling, radiator, double glazed window to front, double glazed doors to garden, door to kitchen/breakfast

Kitchen & Breakfast

16' 5" x 11' 1" (5.00m x 3.38m)

Work surfaces, breakfast bar, wall and base units, tiled splashback, stainless steel sink with drainer, oven and hob, integral dishwasher, radiator, double glazed window to rear, double glazed window to side, double glazed door to garden, space for white goods, concertina door to pantry.

Landing

Access to loft, door to all rooms

Bedroom One

11' 5" x 10' 6" (3.48m x 3.20m)

Cupboard, radiator, double glazed window to front

Bedroom Two

13' 7" x 9' (4.14m x 2.74m)

Radiator, double glazed window to rear

Bedroom Three

10' 7" x 6' 4" (3.23m x 1.93m)

Radiator, double glazed window to front

Bathroom

Three-piece suite including washbasin, low level w/c and bath with shower over. Obscure double-glazed window to rear

Front Garden

Off road parking, gate to side

Rear Garden

Decking, steps to laid to lawn and raised patio, garden shed.



view this property online allenandharris.co.uk/Property/WTC109408



welcome to

Heol Graigwen, Caerphilly

- Semi-detached home in Caerphilly
- Three well-proportioned bedrooms
- Spacious lounge and separate kitchen
- Driveway for several vehicles
- Tiered garden with lovely views

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£219,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/WTC109408



Property Ref:
WTC109408 - 0007

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



029 2069 2626



whitchurch@allenandharris.co.uk



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



allenandharris.co.uk