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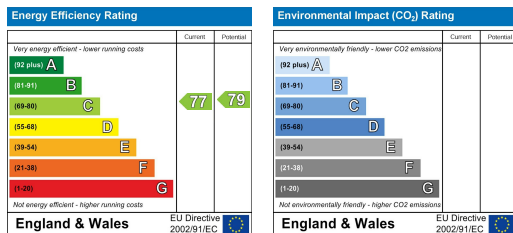


**3 Bronrhiw Fach, Caerphilly, CF83 1HY**

**Offers In Excess Of £145,000**

- RETIREMENT COMPLEX FOR OVER 55 AND ABOVE/2 BEDROOM LOWER GROUND FLOOR FLAT
- LOUNGE DINER
- SHOWER ROOM
- LOCATED ON THE LOWER FLOOR WITH ACCESS TO THE COMMUNAL GARDENS
- EPC RATING C/COUNCIL TAX BAND C/\*\*OFFERS IN EXCESS OF £145,000\*\*
- WALKING DISTANCE TO CAERPHILLY TOWN CENTRE AND TRAIN STATION
- KITCHEN
- TWO BEDROOMS
- MONTHLY MAINTANCE CHARGES/SINKING FUND
- LEASEHOLD WE HAVE BEEN INFORMED 999 YEARS

**\*\*LOWER GROUND FLOOR TWO BEDROOM FLAT\*\*** Located at the top of Caerphilly Town. Bronrhiw Fach is a retirement complex for people over 55 and above. Within walking distance to the town centre and Caerphilly Castle. Walking distance to the train station commuting to Cardiff. Good road links to the A470. Whilst each flat is self contained there is a manager. There is a communal area, laundry room, family guest room, lift to all floors and communal gardens. The flat consist of entrance hall with intercom system, lounge/diner, kitchen, shower room, two bedrooms. **\*\*OFFERS IN EXCESS OF £145,000\*\***



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### COMMUNAL ENTRANCE

Double door access to communal entrance, intercom service. Lift and stair access to the lower ground floor flat.

### ENTRANCE HALL

Entered via secure wooden door from the communal corridor. Laminate flooring, radiator, coved ceiling, two storage cupboards, radiator, intercom service and emergency pull cord.

### LOUNGE/DINER

Upvc double glazed sliding doors to the rear leading to a paved patio area, overlooking the well kept communal gardens . Fitted carpet, three radiators.

### KITCHEN

Upvc double glazed window to the rear. Wall and base units, rollover preparation surface with inset sink drainer, tiled splash back. Space for gas or electric cooker, fridge freezer and dishwasher. Wall mounted Valliant combination gas boiler. Vinyl floor, extractor fan, radiator.



### SHOWER ROOM

Double shower cubicle with mains shower, Pvc splash back, pedestal wash hand basin with vanity mirror above, low level W.C. Partly tiled walls, extractor fan, non slip flooring. Radiator.

### BEDROOM ONE

Upvc double glazed window to the rear. Fitted wardrobes, laminate flooring, radiator.

### BEDROOM TWO

Upvc double glazed window to the rear. Laminate floor, radiator, storage cupboard with hanging rail.

### OUTSIDE

There is parking to the front of the property. Communal gardens to the rear which are well maintained. There is an allocated area for washing lines which can be used by all residents.



### LAUNDRY ROOM

There is a laundry room for use by all residents. Doors opening up to the communal gardens.

### GUEST BEDROOM

The guest bedroom which can be booked for residents visitors at a nominal fee per night with use of a guest shower room.

### CHARGES

There is a monthly service charge of approximately £247.23 which covers - Scheme manager service, emergency alarm service. Communal heat and lighting, grounds maintenance, cleaning service, maintenance contracts. Gas maintenance, building insurance, lift insurance, water charges, repairs and cyclical maintenance. 2% Sinking fund does apply. We have been informed that the lease term 999 years.