



58 School Street, Llanbradach, Caerphilly.
CF83 3LE
£179,500
Tenure Freehold

- **DECEPTIVELY SPACIOUS**
- **BAY FRONTED MID TERRACE HOUSE**
- **THREE DOUBLE BEDROOMS**
- **NEWLY FITTED KITCHEN**
- **NEWLY FITTED JACUZZI BATHROOM**
- **THROUGH LOUNGE/DINING ROOM**
- **POPULAR VILLAGE LOCATION**
- **SUPERB CONDITION THROUGHOUT**
- **NO UPPER CHAIN**
- **GREAT FIRST PURCHASE**

FULLY RENOVATED & REFITTED BAY FRONTED MID TERRACE HOUSE IN POPULAR VILLAGE CLOSE TO MAIN ROAD LINKS, 3 DOUBLE BEDROOMS, LOUNGE/DINING ROOM, NEW KITCHEN, NEW FIRST FLOOR BATHROOM AND LANDSCAPED REAR GARDEN WITH PEDESTRIAN ACCESS

A deceptively spacious bay fronted and forecourted mid terrace property conveniently placed at the South end of Llanbradach close to main road links, a short walk to the Railway Station and on a bus route.

Renovated and refitted throughout the property is extremely well presented having a brand new kitchen with integrated appliances, a newly fitted and tiled upstairs bathroom with feature jacuzzi bath, some reskimming to walls and ceilings and new carpets. The rear garden has also had a makeover with patio and lawn, new fencing and a rear pedestrian access gate. The three double bedroom house is found opposite Coed-y-Brain Primary School. The property has upgraded electrics to comply with current legislation, a gas combi boiler and double glazed windows. Amazing first time purchase .

The property is available with NO UPPER CHAIN.

Freehold. Council Tax Band B. EPC-D64.

Services:

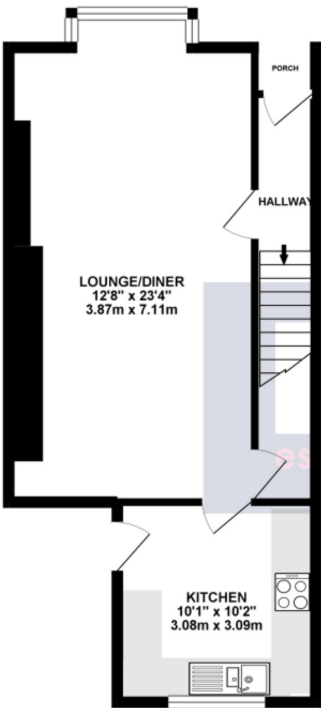
All mains services

Council Tax Band:

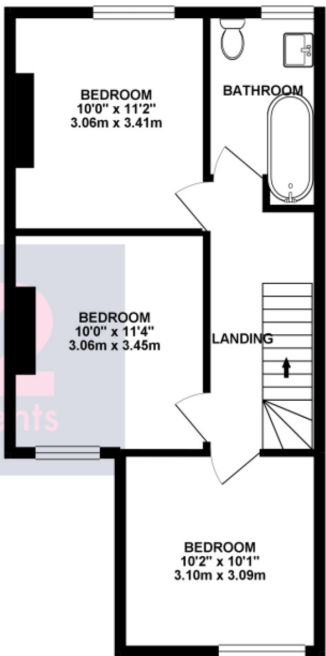
B - Caerphilly BC.



GROUND FLOOR 476.54 sq. ft.
(44.27 sq. m.)



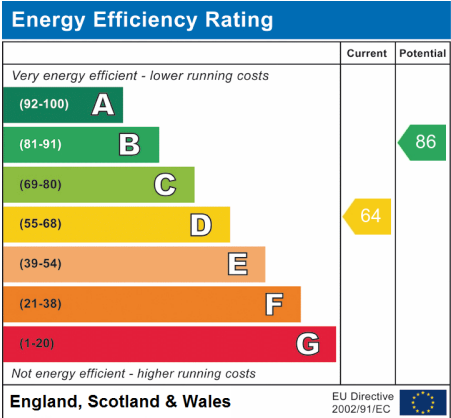
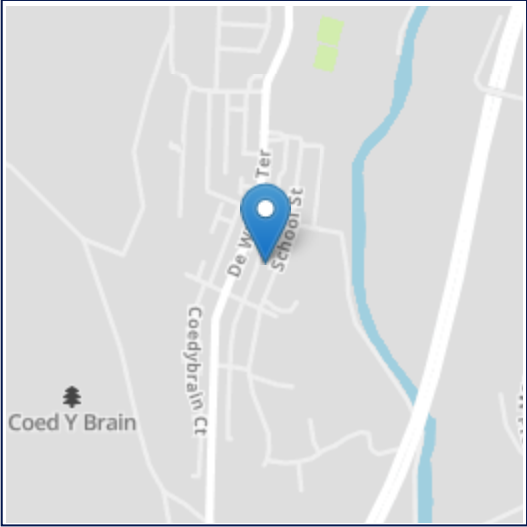
1ST FLOOR 457.14 sq. ft.
(42.47 sq. m.)



TOTAL FLOOR AREA : 933.69 sq. ft. (86.74 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms letter and that these property (58 School Street, Caerphilly, CF83 3LE) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____