



**Lon Uchaf
Caerphilly
CF83 1BR**

Offers In Excess Of £244,000

bettermove

Lon Uchaf Caerphilly

Bettermove are proud to present this 2 bedroom detached bungalow in Caerphilly available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the drive and garage.

The council tax band is D.

The interior of this property comprises a spacious living room, dining room, fitted kitchen, conservatory, 2 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Caerphilly, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Aber train station, the A469 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

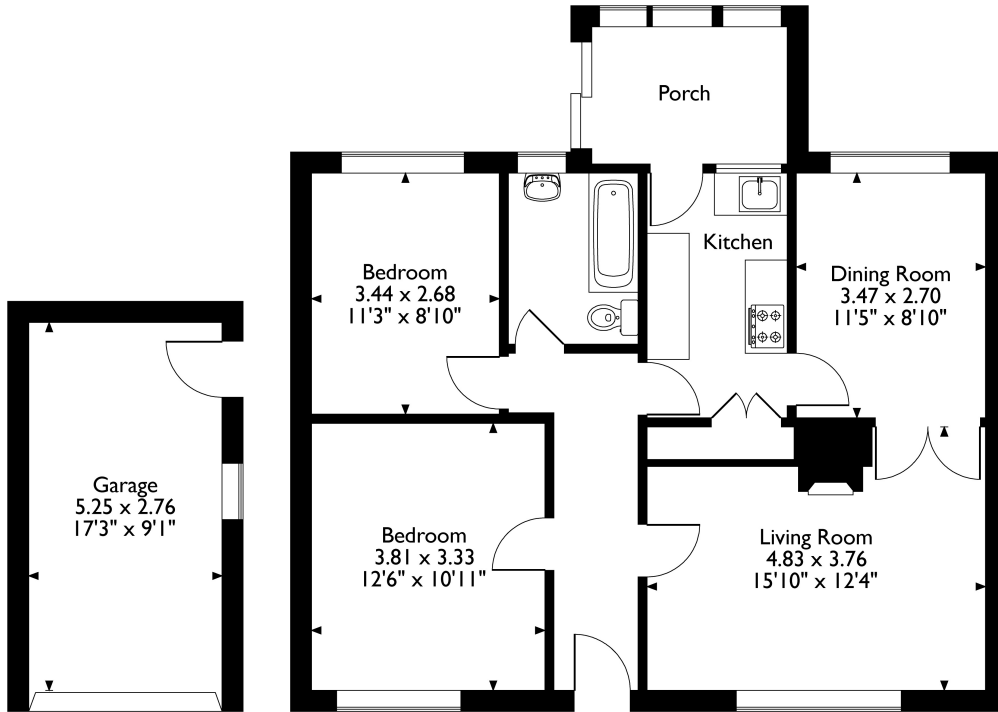
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Lon Uchaf, Caerphilly
 Approximate Gross Internal Area
 Main House = 77 Sq M/829 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 91 Sq M/980 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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