



**Commercial Street
Senghenydd
Caerphilly
CF83 4GA**

Offers in Excess of £202,000

bettermove

Commercial Street Caerphilly

Bettermove are pleased to present this exciting block of two flats for sale in Senghenydd, available with no forward chain.

The property has been converted into two 2 bedroom flats and will be sold as one freehold title. The council tax band for both flats is A.

The interior of the ground floor flat comprises a lounge, fitted kitchen, two bedrooms and family bathroom with storage in the basement. The first floor flat consists of a lounge, fitted kitchen, two bedrooms and bathroom. Both flats benefit from gardens to the rear, perfect for enjoying the summer months.

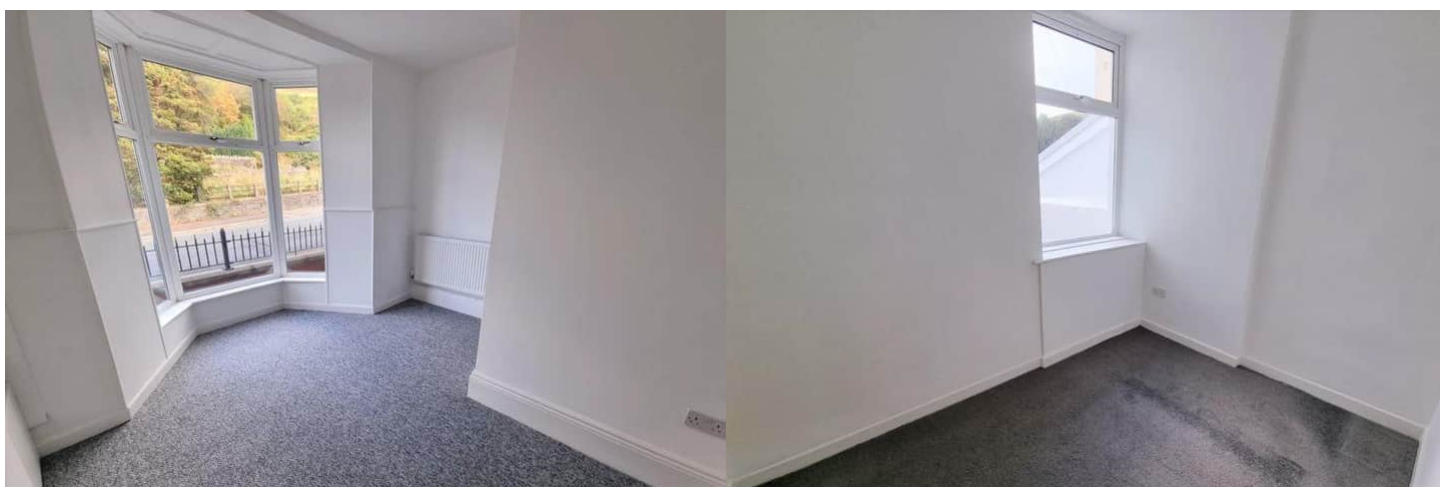
Located in the popular town of Senghenydd, the property is close to a range of amenities, including supermarkets, shops, restaurants and pubs. Transport connections can be found from the A470, Energlyn & Churchill Park, Aber, Treforest Estate and Caerphilly train stations.

This exciting and unique opportunity is not to be missed and all enquiries can be made through Bettermove.

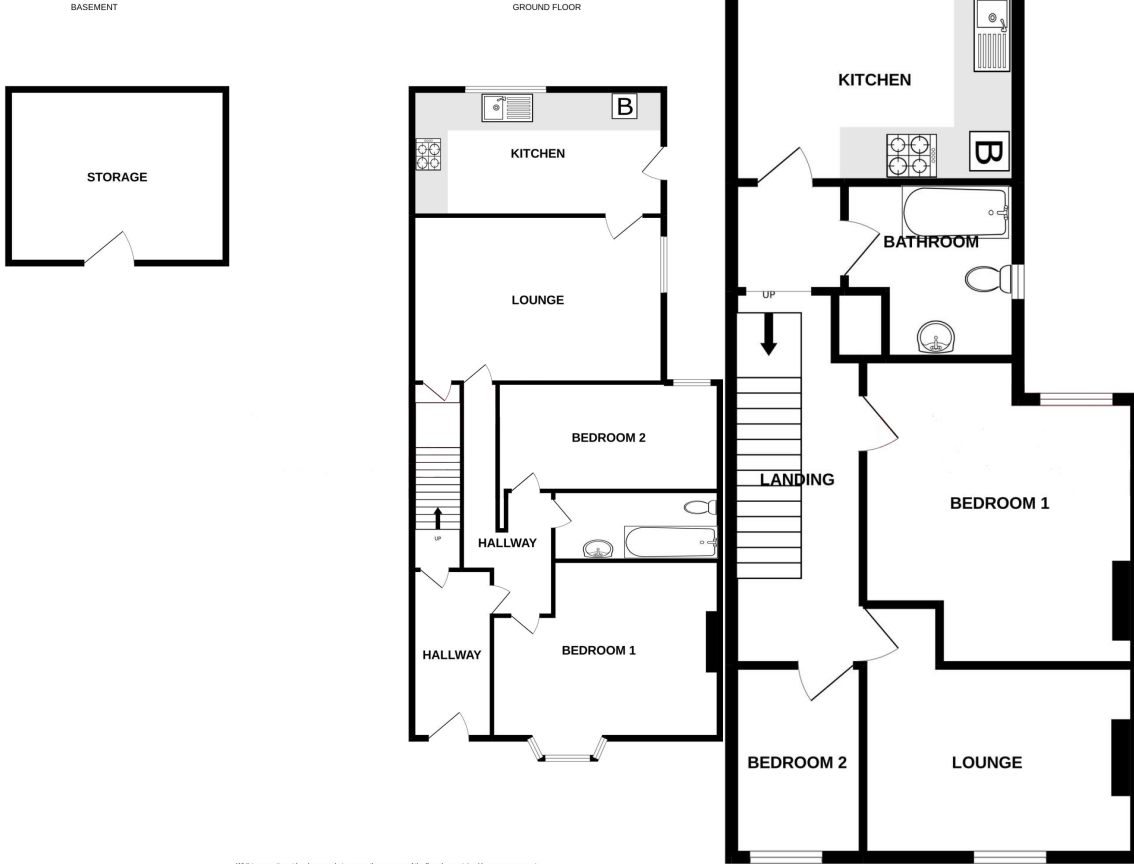
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 75 |
| (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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