

7 Ty-Newydd Street, Pontlottyn, Bargoed, Caerphilly. CF81 9RJ

£85,000



REDUCED

PROPERTY DESCRIPTION

IDEAL FIRST TIME PURCHASE/INVESTMENT OPPORTUNITY.... 3 BEDROOM STONE BUILT MID TERRACE NO CHAIN....

A stone built three bedroom mid terrace property situated in Pontllynn within close proximity to local amenities and train station with direct access to Caerphilly and Cardiff City Centre.

Accommodation briefly comprises to the ground floor: entrance hallway, lounge, dining room and kitchen.

Whilst to the first floor are three bedrooms and family bathroom.

Other features include gas central heating, double glazing and rear garden.

Viewing advised !!!

No Chain !!!

FEATURES

- 3 BEDROOM STONE BUILT MID TERRACE
- 2 RECEPTION ROOMS
- KITCHEN
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- REAR GARDEN
- VIEWING RECOMMENDED !!!
- NO CHAIN !!!
- EPC: C



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE

Double glazed door to the front aspect.

ENTRANCE HALLWAY

Textured finish to the walls and ceiling, door through to:

INNER HALLWAY

Textured finish to the walls and ceiling, obscure window into the lounge, central heating radiator.

LOUNGE

12' 8" Max into recess x 9' 9" (3.86m x 2.97m)
Double glazed window to the front aspect, coved and textured finish to the ceiling, smooth plastered and emulsioned finish to the walls, two wall lights, inset electric fire with "Feature" surround, central heating radiator.

DINING ROOM

13' 5" Max into recess x 11' 4" (4.09m x 3.45m)
Double glazed window to the rear aspect, coved and textured finish to the ceiling, "Feature" stone effect to the one wall, two wall lights, "Feature" fireplace, central heating radiator.

KITCHEN

9' 3" x 10' 4" (2.82m x 3.15m)
Double glazed windows to the side and rear aspect, double glazed door to the side aspect, textured finish to the ceiling, range of wall and base units with rolled edge work surfaces over, single stainless steel sink unit and drainer with mixer tap over, tiled splash back areas, plumbing for automatic washing machine, space for a gas slot in cooker, under stairs storage cupboard.

STAIRS TO THE FIRST FLOOR

LANDING

Textured finish to the walls and ceiling, access to loft space, storage cupboard. Doors through to:

BEDROOM 1

8' 2" Min Excluding door recess x 11' 9" (2.49m x 3.58m)
Double glazed window to the front aspect, textured finish to the ceiling, papered finish to the walls, central heating radiator.

BEDROOM 2

10' 3" x 9' 7" (3.12m x 2.92m)
Double glazed window to the rear aspect, textured finish to the ceiling, papered finish to the walls, central heating radiator.

BEDROOM 3

7' 3" x 8' 7" (2.21m x 2.62m)
Double glazed window to the front aspect, papered finish to the walls, central heating radiator.

BATHROOM

9' 3" x 10' 4" (2.82m x 3.15m)
Obscure double glazed windows to the rear and side aspects, textured finish to the walls, four piece suite comprising, pedestal wash hand basin, low level wc, coloured corner bath with twin grips, step in shower enclosure with electric shower over, tiled splash back areas, central heating radiator, storage cupboard housing wall mounted boiler serving domestic hot water and central heating system.

OUTSIDE

REAR

Enclosed garden with patio area and mature shrubbery and lawn.

N.B.

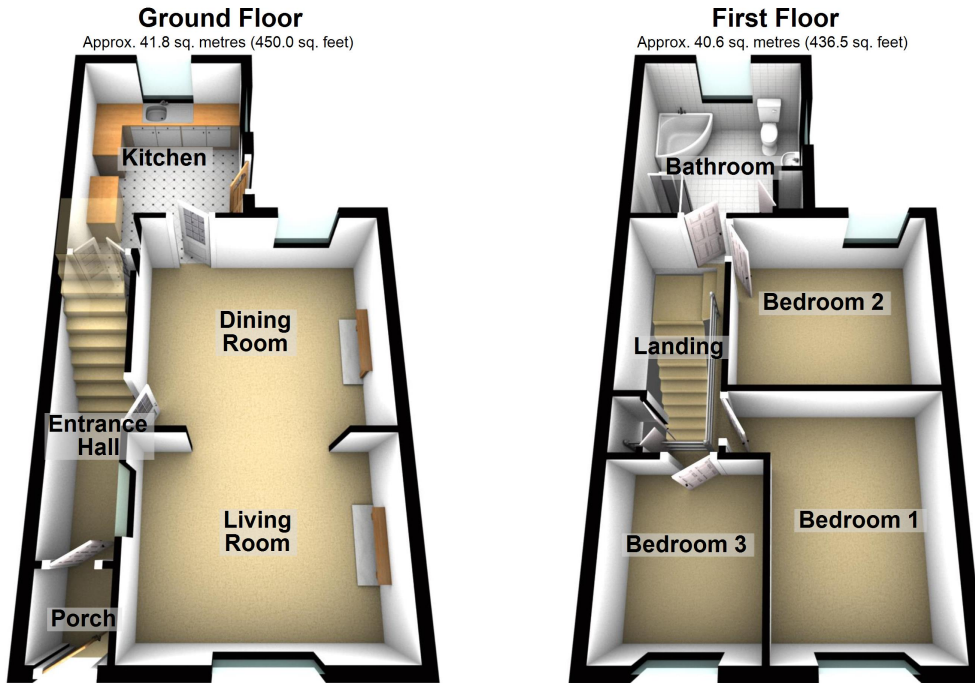
J W Homes Estate and Lettings Agents stress that all prospective purchasers must satisfy themselves as to the condition of the property and all installations.

VIEWING

If you wish to view this property or place an offer please contact J W Homes Estate and Letting Agents on 01495 223757 where we will be able to offer free independent mortgage advice, if required.



FLOORPLAN & EPC



Total area: approx. 82.4 sq. metres (866.5 sq. feet)

