



£120,000

EPC Rating 'TBC'

35 High Street
Llanbradach
Caerphilly
CF83 3LP

NO CHAIN * WALK TO LOCAL SHOPS, AMENITIES, TRAIN & BUS! * VIEW OVER FIELDS TO REAR * SUPERB POTENTIAL TO MAKE YOUR OWN * TWO LIVING ROOMS * LARGE KITCHEN * LARGE BATHROOM * COMBI BOILER. Great potential to put your stamp on this sizeable home set on the High Street, Llanbradach.



HALL

Doors to lounge, dining room & kitchen. Stairs to first floor. Radiator. Under stairs storage.

LOUNGE

11' 6" x 10' 5" (3.52m x 3.2m)

Bay window to front. Carpeted floor. Feature fireplace with electric fire. Radiator. Feature coving

DINING ROOM

10' 11" x 9' 10" (3.35m x 3.00m)

Nicely sized for dining, great potential to open plan with front lounge. Carpeted floor. Fireplace with inset electric fire. Door to rear courtyard. Artex walls & ceiling. Radiator.



KITCHEN/DINER

17' 4" x 8' 10" (5.3m x 2.7m)

Brilliant view from bay window seating area overlooking local fields and valley. Generously sized kitchen with potential to modernise. Fitted with wall & base units. Work surfaces with inset sink & drainer. Plumbing for washing machine. Gas cooker point. Tiled floor. Door to rear courtyard.

TO THE FIRST FLOOR

Landing

Gives access to two bedrooms, bathroom and store room.

BEDROOM ONE

15' 10" x 10' 0" (4.85m x 3.05m)

Large master bedroom. Two windows to front. Carpeted floor. Radiator.

BEDROOM TWO

11' 5" x 9' 10" (3.5m x 3.00m)

Double bedroom. Carpeted floor. Window to rear. Radiator. Cupboard housing combi boiler.



BATHROOM

8' 10" x 8' 2" (2.7m x 2.5m)

Large bathroom suite (formerly bedroom three) offering fantastic space for updating. Currently comprising; bath tub, shower area, WC & wash basins window to rear. Radiator.

TO THE OUTSIDE

To the front

Forecourt area.

To the rear

Open views across local field and valley. Small courtyard. Terrace seating area. Steps down to additional seating. Rear lane access.



In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither

has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate.

INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

