



Caerau Road, £200,000

- TWO BEDROOMS
- GROUND FLOOR
- FITTED KITCHEN
- PRIVATE GARDEN
- OFF ROAD PARKING
- UNDER FLOOR HEATING
- EPC Rating: D



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About the property

A well-presented two-bedroom ground floor property, ideally situated close to the city centre, offering excellent access to local amenities, transport links, and the train station, with convenient routes to the M4.

The accommodation comprises a spacious lounge, a fitted kitchen with French doors opening onto a private rear garden-perfect for relaxing or entertaining-and two well-proportioned bedrooms and a bathroom. The property also benefits from off-road parking, shared with the upstairs flat and under floor heating.

Offered with a 50% share of the freehold, this home presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a conveniently located property with outdoor space.



Accommodation

Hallway

Living Room

16' 7" Max x 14' 5" Max (5.05m Max x 4.39m Max)

Kitchen

15' 1" Max x 8' 10" Max (4.60m Max x 2.69m Max)

Bedroom 1

13' 8" Max x 12' 7" Max (4.17m Max x 3.84m Max)

Bedroom 2

10' x 8' 1" (3.05m x 2.46m)

Bathroom

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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Floorplan



Total floor area 78.3 m² (843 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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