



£144,950



10 Porset Row

Caerphilly CF83 3BJ

We have pleasure in offering for sale an extended quaint cottage style property set in an excellent location. EPC rating E

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We have pleasure in offering for sale an extended quaint cottage style property set in an excellent location. The accommodation comprises an extended entrance porch leading through to a large open plan lounge/living room with a separate dining area and open plan stairs. There is a good size kitchen fully fitted with an inset oven and a separate gas hob and further space for fridge freezer along with an inset sink and spaces for washing machine, tumble dryer and slimline dishwasher. Off the kitchen there is an extended bathroom with new bath with a separate shower, washing basin and wc. Upstairs to the first floor there is a master bedroom and a second bedroom with wc. Off the landing further stairs lead up to a loft conversion. Outside to the side of the property there is a shared lane access to the rear of the property and a further parking space for the property. Beyond the parking there is a lawn area with a large outbuilding/garage with upvc doors and a rear access leading to a rear patio behind the outbuilding. All in all this is a great property and viewing is a must

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



THE PROPERTY MISDESCRIPTION ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are illustration only and may depict items not included in the sale of the property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. To ensure that our obligation to our clients is met we need to check the status of all potential buyers who make an offer to purchase and you will need to make an appointment with us for this purpose on or prior to making an offer. If you are making a cash offer we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision. **NOTE:** The agents, for themselves and for the vendor, give notice that this information is given as a correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor.