



£139,950



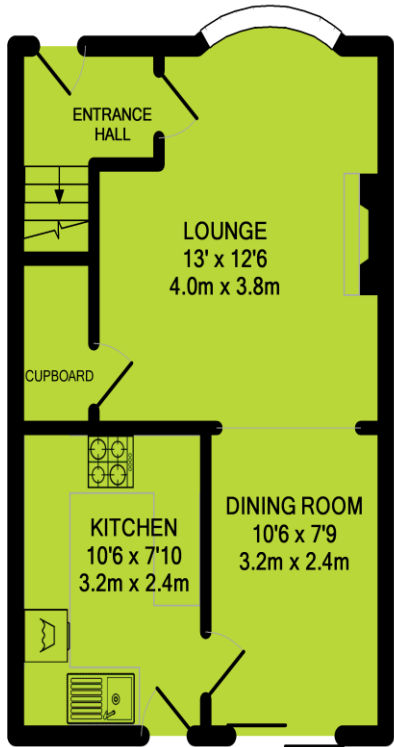
10 Llys Nant Pandy

Caerphilly CF83 3JB

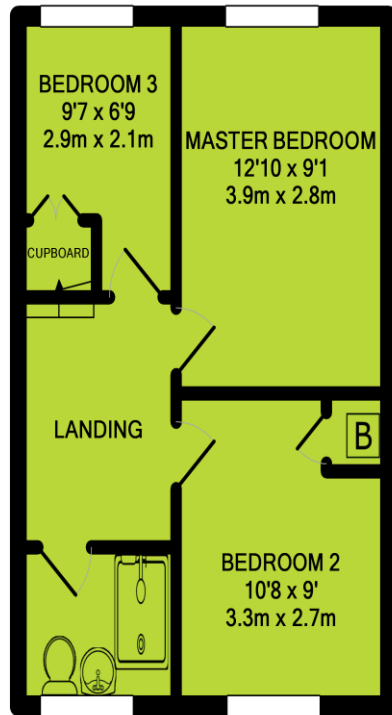
We have pleasure in offering for sale a three bedroom mid link property set in a cull de sac location. It has a separate garage and would make an ideal first time or investment opportunity.
EPC rating C

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Email: sales@fussells.net www.fussells.net





GROUND FLOOR
APPROX. FLOOR
AREA 377 SQ.FT.
(35.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 750 SQ.FT. (69.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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We have pleasure in offering for sale this three bedroom mid link property set in a cull de sac in Llys nant pandy. The property is offered with NO CHAIN and viewing is a must. It would make an ideal first time purchase or an investment. The accommodation comprises an entrance hallway leading through to a bay fronted lounge with a feature fireplace. There is a separate dining room with patio doors opening onto the garden at the rear. Off the dining area there is a kitchen with a further doorway leading to the garden. Upstairs there are three good size bedrooms and a separate shower room with wash hand basin and wc. The windows are upvc and there is a gas boiler. To the front there is a small garden and to the rear there is a reasonably good size garden area. The property does require some updating but it offers an excellent opportunity for any intending purchaser. 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 CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS (CPRs) 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. 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. If you are interested in buying this property it is important that you contact us at the earliest opportunity. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 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