



£130,000



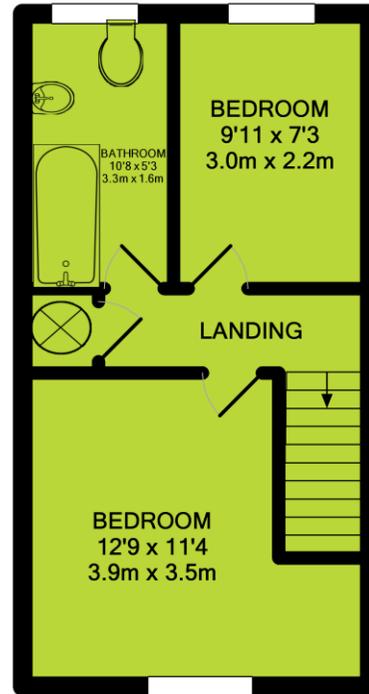
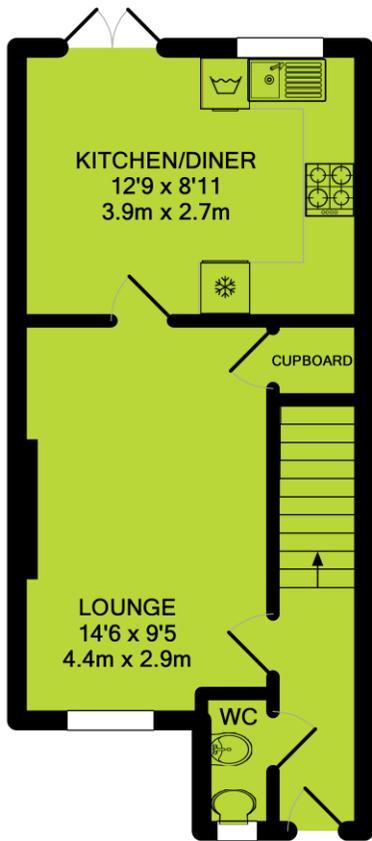
## 12 Y Cilffordd

Caerphilly CF83 2LS

We have pleasure in offering for sale a two double bedroom mid link property set on the popular Gelli'r Felin estate. It would make an ideal first time purchase and viewing a must. EPC Rating C.

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1ST FLOOR  
APPROX. FLOOR  
AREA 314 SQ.FT.  
(29.1 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 338 SQ.FT.  
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 651 SQ.FT. (60.5 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 a two double bedroom mid link property set on the popular Gelli'r Felin estate. It would make an ideal first time purchase and viewing a must. The accommodation comprises an entrance hallway with a downstairs cloak room with wc and wash hand basin. There is a large front lounge with storage cupboard leading through to kitchen breakfast room. There is an inset sink and a half with space also for a washing machine. There is an inset oven with a gas hob and space for a large fridge freezer. There is a good size breakfast area with french doors leading onto the rear garden. Upstairs there is a master bedroom with a second double bedroom and a separate bathroom. Ample parking to the front and there is a decked area to the rear with steps leading down to a further lawn garden.

**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.