



£139,950



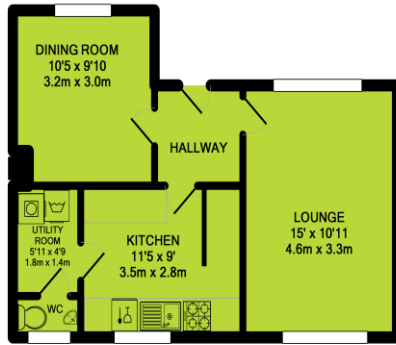
## 31 Dan Y Graig

Abertridwr Caerphilly CF83 4BJ

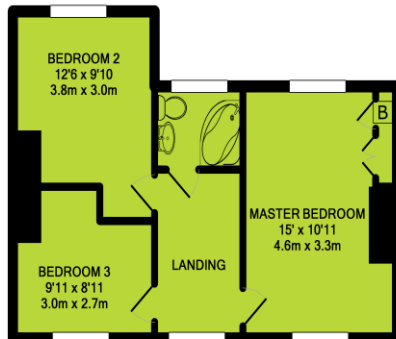
We have pleasure in offering for sale a very well maintained three bedroom semi detached property with a large rear garden with tremendous views over the surrounding countryside. EPC rating E.

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GROUND FLOOR  
APPROX. FLOOR  
AREA 448 SQ.FT.  
(41.6 SQ.M.)



We have pleasure in offering for sale a very well maintained three bedroom semi detached property with a large rear garden with tremendous views over the surrounding countryside. This property would be great for first time purchasers and viewing is essential. The accommodation comprises an entrance hallway leading through to a large and light main lounge with window to the front and patio door to the rear. It also has a feature fireplace. There is a separate dining room with window to the front and a further sizable fully fitted kitchen with an inset sink, gas hob and an inset electric oven. There is also space for a slimline dish washer and space for free standing fridge freezer. The floor is fully tiled. There is a separate utility room with space for washing machine and tumble drier. Opposite the utility room there is a downstairs wc. Upstairs there is a generous landing leading through to the main master bedroom measuring 15' X11' and there is space here for wardrobe and further fitted cupboards with one containing the gas combination boiler. There are two further bedrooms and an excellent bathroom. Most of the windows are upvc. To the front of the property there is a garden area with small lawn and gravelled area. Access can be gained around the side to the rear of the property where there is an outbuilding and courtyard with steps leading up to a very large garden with tremendous views over the surrounding countryside. 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