



£129,950



## 1 Grove Street

Llanbradach Caerphilly CF83 3LN

We have pleasure in offering for sale a three bedroom mid terrace property with garage set in Grove Street Llanbradach. It would make an ideal first time purchase and viewing is a must EPC to follow.

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**GROUND FLOOR**  
APPROX. FLOOR  
AREA 454 SQ.FT.  
(42.2 SQ.M.)

**TOTAL APPROX. FLOOR AREA 894 SQ.FT. (83.1 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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The accommodation comprises an entrance hallway with engineered wood flooring leading through to a large open plan living room opening into a dining area with engineered wood flooring. There is a separate kitchen area in need of a little updating with a separate utility area. Upstairs there is a landing and a main bedroom with a second double bedroom and a third good size bedroom. The bathroom is again an excellent size with a bath, wash hand basin wc and a separate shower. Outside to the front there is a forecourt and to the rear steps lead down to a patio area with pathway leading to the lane at the rear and there is a good size garage. 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.