



£280,000



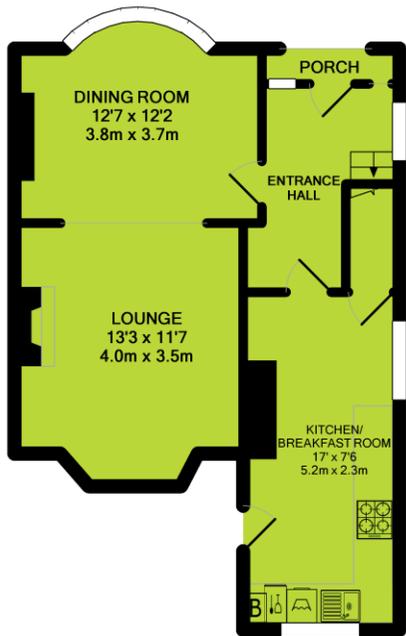
## 101 St. Martins Road

Caerphilly CF83 1EH

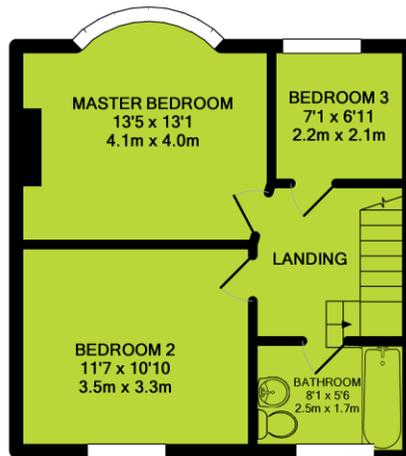
We have pleasure in offering for sale this three bedroom semi detached property set on St Martins Road. EPC Rating E.

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GROUND FLOOR  
APPROX. FLOOR  
AREA 475 SQ.FT.  
(44.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 410 SQ.FT.  
(38.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 885 SQ.FT. (82.2 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 semi detached property set on St Martins Road. The accommodation comprises an entrance porch with upvc inner doorway with glazed panes. There is an excellent size entrance hallway with the original wood block flooring. There is a good size dining room to the front with wood flooring and a bay window. It opens into a rear lounge which has a window overlooking the garden and again it has wood flooring. There is a fireplace and both the lounge and dining room are well decorated. There is a sizable main kitchen with white units and a dark counter top with tiles splash-back. There is an inset sink, a gas hob with an inset electric oven and an extractor hood. There is also space for a washing machine and dish washer. The flooring is tiled and there is a side door leading to the rear garden. Upstairs there is a good size landing with a master bedroom with a bay front. The second bedroom is also an excellent size along with the third bedroom. All the bedrooms are carpeted and well decorated. There is a family bathroom with a jacuzzi bath and an overhead shower and side screen along with wc and wash hand basin. To the front of the property there are patio slabs and a driveway to the side which will accommodate a number of vehicles. There is also a good size garage. There are outbuildings and a further patio. The garden is very long and laid mainly to lawn.

**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.