



£250,000



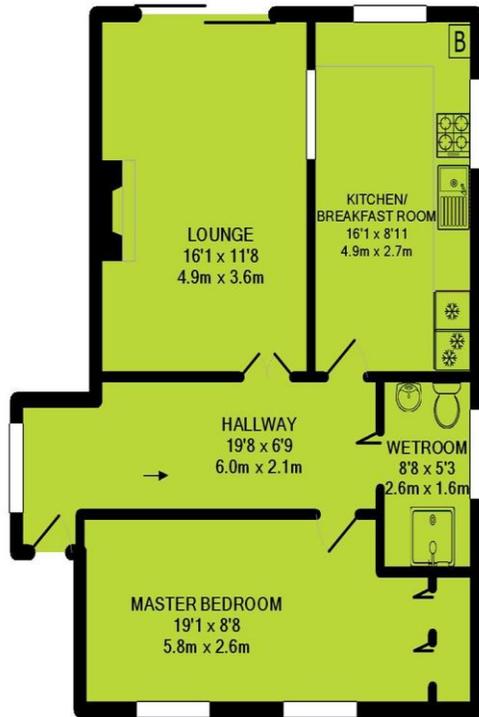
3 Cornfield Rise

Bedwas Caerphilly CF83 8HJ

We have pleasure in offering for sale a Three bedroom detached bungalow with garage set in an excellent position off Pandy Road. EPC to follow

6 Market Street, Caerphilly CF83 1NX Tel: 029 20866133
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TOTAL APPROX. FLOOR AREA 1096 SQ.FT. (101.8 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 Three bedroom detached bungalow with garage set in an excellent position off Pandy Road. The accommodation comprises an entrance hallway with tile effect flooring leading through to a large main lounge with feature fireplace and patio doors opening onto the rear garden. There is a separate Fully fitted kitchen/breakfast room with white kitchen units and a light wood counter top. There is an inset sink and a gas hob with extractor fan and an inset electric oven. There is also space for a washing machine along with space for two fridge and freezer's. This is a very light room with windows to the rear and the side. There is a large master bedroom with wardrobes and two windows to the front. It is fully carpeted and well presented. Off the hallway there is also a downstairs wet room shower and a separate wc and wash hand basin. Stairs then lead up to the landing with a family bathroom and there are two good size bedrooms again fully carpeted and immaculately presented. The main boiler has been maintained each year and all the windows are upvc. To the front of the property there is a driveway Garage and a separate hardstanding to the front. There is an easily maintained garden to the rear and a further easily maintained garden to the side.

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.

