



£270,000



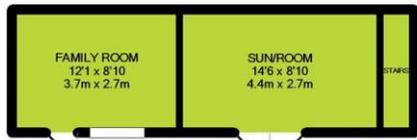
## 7 Coed Gethin

Caerphilly CF83 2AE

We have pleasure in offering for sale a deceptively spacious four bedroom detached property with the benefit of two further rooms opening onto the rear garden. Viewing is a must EPC rating D.

6 Market Street, Caerphilly CF83 1NX Tel: 029 20866133  
Email: [sales@fussells.net](mailto:sales@fussells.net) [www.fussells.net](http://www.fussells.net)

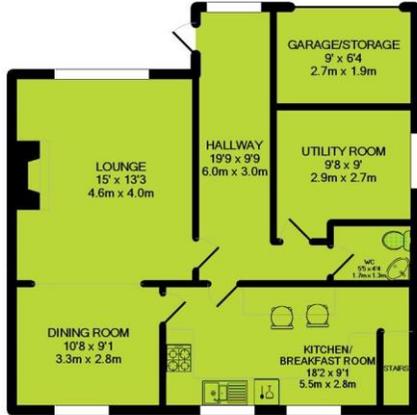




GROUND FLOOR  
APPROX. FLOOR  
AREA 255 SQ.FT.  
(23.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 618 SQ.FT.  
(57.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 777 SQ.FT.  
(72.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1650 SQ.FT. (153.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.  
Made with Metaphr ©2018

What an opportunity, this spacious four bed detached executive house with the extra benefit of two large rooms to the lower ground floor area makes an ideal family home. The property is set in a small cul de-sac in a popular residential area and to the rear enjoys far reaching westerly views over the Caerphilly basin and the hills beyond. The well maintained accommodation briefly comprises entrance hall, lounge opening to dining room, cloaks WC, utility room and kitchen to entrance level. Stairs from kitchen down to two large rooms which could easily be used as a separate annexe. On the first floor there are four good size bedrooms (master en suite) and family bathroom. Further benefits include gas fired central heating, hardwood effect UPVC windows and doors. Outside there are well maintained private gardens to rear and side, well stocked with a wealth of plants, shrubs and trees. The front garden is open plan with driveway leading to a storage area formally the garage.

**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.