



£239,950



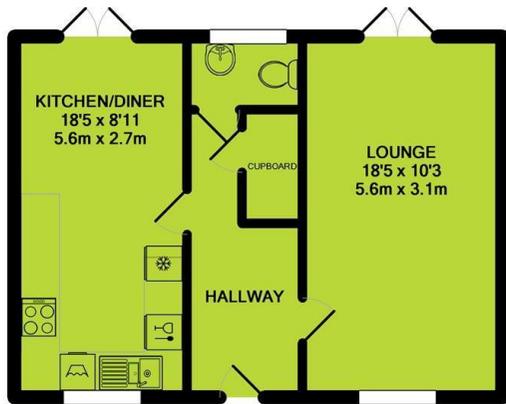
30 Long Heath Close

Caerphilly CF83 3SD

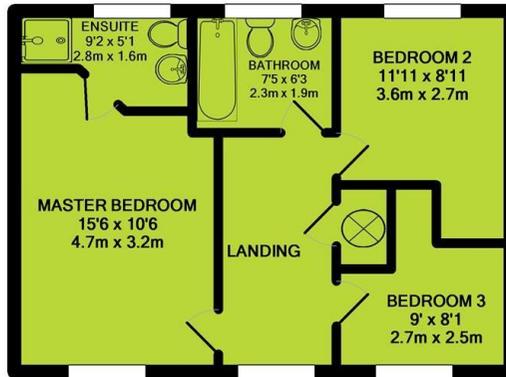
We have pleasure in offering for sale a very well maintained three bedroom detached property set in an excellent location. EPC rating C.

6 Market Street, Caerphilly CF83 1NX Tel: 029 20866133
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GROUND FLOOR
APPROX. FLOOR
AREA 463 SQ.FT.
(43.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 471 SQ.FT.
(43.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 933 SQ.FT. (86.7 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 very well maintained three bedroom detached property set in an excellent location. The Accommodation comprises an entrance hallway with a cupboard underneath the stairs. There is a large main lounge with french doors opening onto the rear garden. A separate and sizable kitchen/Dining room. The kitchen has white units with a dark countertop, with inset sink with integrated dishwasher and space for washing machine. A halogen hob with extractor fan and a separate oven and grill. There is also space for a tall fridge/freezer. The Dining area opens out to the rear garden and the floors are fully tiled. Off the hallway there is a downstairs wc. Upstairs there is a large master bedroom with en suite shower. There is a good size second bedroom with space for wardrobe. The third bedroom is currently used as a study. There is a separate family bathroom. To the front of the property there are shrubs leading to the front and a further side access to the rear garden which is fully enclosed and has an initial patio area with a barbecue area and further patio and seating area.

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.