



£125,000



## 25 Davies Drive

Caerphilly CF83 3RG

A Three bedroom mid link property offered for sale with a view to a quick sale. It benefits from Upvc Double glazing\*Gas central heating. It would make an ideal first time or investor purchase. EPC rating D.

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GROUND FLOOR  
APPROX. FLOOR  
AREA 605 SQ.FT.  
(56.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1014 SQ.FT. (94.2 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 a three bedroom mid link property benefiting from upvc double glazing and gas fired central heating. It has an entrance hallway through to an excellent size main kitchen. There is a separate dining room which opens up into a living room. Upstairs are three bedrooms and bathroom. Neat garden to the front and an enclosed garden to the rear. There is also a garage and small utility area. The property is well priced for a quick sale.

**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.