



£295,000



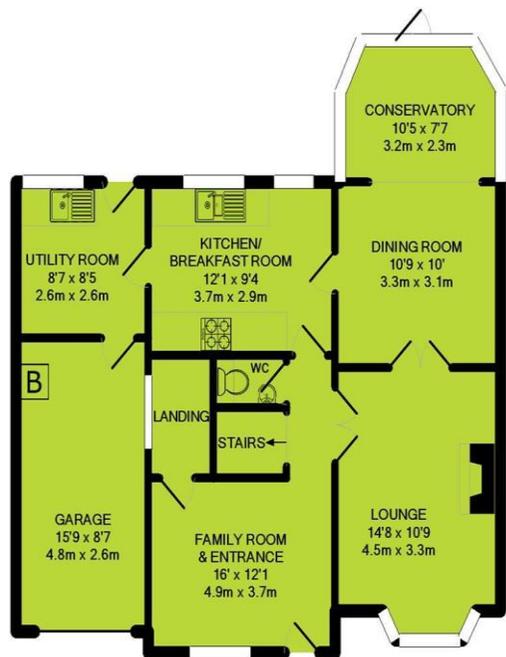
4 Redbrook Court

Caerphilly CF83 1ED

We have pleasure in offering for sale a four bedroom detached property set in Redbrook Court off St Martins Road EPC to follow

6 Market Street, Caerphilly CF83 1NX Tel: 029 20866133
Email: sales@fussells.net www.fussells.net





GROUND FLOOR
APPROX. FLOOR
AREA 846 SQ.FT.
(78.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 555 SQ.FT.
(51.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1401 SQ.FT. (130.2 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 four bedroom detached property set in Redbrook Court off St Martins Road . The accommodation comprises an open plan hallway with cloakroom and french doors leading through to the bay fronted lounge. Two further doors lead through to the dining room and it then opens into the conservatory. There is a kitchen leading through to an utility room with access to the rear garden and access through to the garage. Upstairs there is a main bedroom with an ensuite. The second bedroom is also an excellent size and there are two further bedrooms and a family bathroom. There is an interlocking brick driveway leading to the garage and a lawn area to the side. There is also a side access leading to the rear garden with patio, lawn area and shrubs.

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.

Disclaimer

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is a relative of Fussells Estate Agents



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.

