



£282,500



20 Knights Walk

Caerphilly CF83 2XN

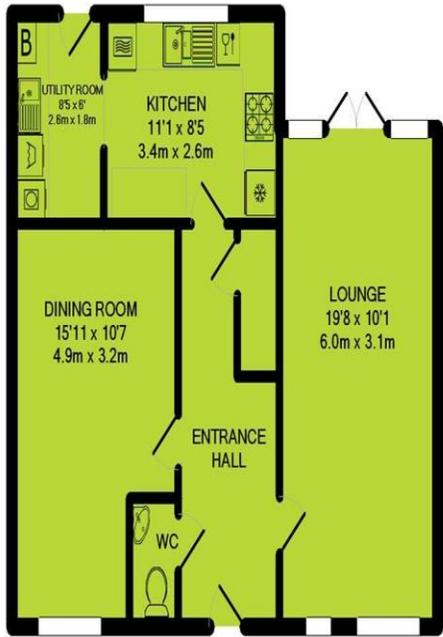
We have pleasure in offering for sale a very well maintained four bedroom detached property with garage and large level garden.

EPC to follow

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.

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GROUND FLOOR
APPROX. FLOOR
AREA 610 SQ.FT.
(56.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1239 SQ.FT. (115.1 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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1ST FLOOR
APPROX. FLOOR
AREA 628 SQ.FT.
(58.4 SQ.M.)

We have pleasure in offering for sale a very well maintained four bedroom detached property with garage and large level garden. Entrance Via a composite front door to the entrance hallway .Storage cupboard and tiled flooring.The Lounge is fully carpeted, window to the front, and french doors to the rear garden. There is a feature fireplace and is well presented. We then have a good size dining room with window to the front, fully carpeted.Fully fitted kitchen with oak effect units, with a light grey countertop. Inset sink with a gas hob and a double oven., Space for dishwasher and tall fridge freezer. There are tiled splashbacks and a window to the rear. Tiled flooring. Opening into utility room with matching units to the kitchen with an inset sink and grey countertop. Tiled splashback, concealed boiler and tiled flooring. Door leading to rear garden. Upstairs there is Good size landing area With an excellent master bedroom, window to the rear, fully carpeted and it has an ensuite shower room with wash hand basin and w.c., obscure glazed window.Bedroom two is a large double bedroom. Window to the front. Carpeted and well presented. Bedroom three is again a good size double bedroom, window to the rear, fully carpeted.The forth bedroom is a with window to the front, carpeted.Outside to the front there is a lawned area with shrubs, long driveway to the side leading to a garage with an up and over door. To the rear there is a side access with patio area and a large lawned garden with a wooden fence.



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.

