



£175,000



## 24 Small Meadow Court

Caerphilly CF83 3RT

We have pleasure in offering for sale a three bedroom property set in Small Meadow Court. EPC rating C.

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TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.1 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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We have pleasure in offering for sale a three bedroom property set in Small Meadow Court. The accommodation comprises an entrance hallway with a composite front door, fitted carpet and radiator, on the right there is a cloakroom with wc and wash hand basin. The lounge is an excellent size with a large window to the front, it has a carpet, radiator and ample power points. It then opens into the dining room where there are french doors opening onto the rear garden, again it has a carpet and radiator and power points. The kitchen is a good size with fitted units and a dark counter top, there is an inset sink, gas hob and electric oven with a circulating vent above. There is also space for tall fridge freezer and a storage cupboard. Stairs and landing has a carpet and an airing cupboard. There is a master bedroom with an en suite shower, wc and wash hand basin, there are two further good size bedrooms and a separate bathroom with wc and wash hand basin. To the front of the property there is a slate border to the front door and to the rear there is a lawn garden and a patio all fully enclosed.



**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.



**INTRODUCING WINNER FOR CAERPHILLY**

Fussells Estate Agents have just won the British Property Awards for Caerphilly, for the second year running.

They have performed outstandingly throughout the awards judging period, which focused on customer service levels.

Fussells Estate Agents have now been awarded for a number of years in awards which are given to the best in the industry.

The British Property Awards provide a unique opportunity for the public to vote on the services provided by their local agents and to make comparisons.

Agents who do this vote rate and provide an excellent service of customer service are rewarded with our awards, which acts as a reward to highlight those attributes to be best local businesses.

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**BRITISH PROPERTY AWARDS 2018**  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN CAERPHILLY TOWN

**BRITISH PROPERTY AWARDS 2019**  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN CAERPHILLY

**THE BRITISH PROPERTY AWARDS** are one of the most exclusive real estate agency awards programmes in the world to be a part of. They are the industry's most prestigious award for excellence in customer service. The award is presented to the best performing agents in the industry, based on their performance and customer service levels. The award is presented to the best performing agents in the industry, based on their performance and customer service levels.

Agents who have been awarded the British Property Awards are the best in the industry. They are the most exclusive real estate agency awards programme in the world to be a part of. They are the industry's most prestigious award for excellence in customer service. The award is presented to the best performing agents in the industry, based on their performance and customer service levels.

FOR MORE INFORMATION ABOUT THE BRITISH PROPERTY AWARDS PLEASE CONTACT US ON 0800 988 11 22

INDEPENDENTLY JUDGED  
BASED ON CUSTOMER SERVICE  
SERVING YOUR LOCAL MARKET



**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS (CPRs)** The Agent has not tested any apparatus, equipment, fixtures or 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.