



## Thomas Street, offers in excess of £120,000

- Three-bedroom end of terrace property
- Local Transport Links
- Nearby Schools
- Ideal first time buy
- Low Maintenance Garden
- Traditional bay-fronted home
- Two reception rooms
- Enclosed rear garden
- EPC Rating: D



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  1
  2





## About the property

A three-bedroom traditional bay-fronted end of terrace property situated in the popular village of Abertridwr, Caerphilly. Offering generous living space and plenty of potential, this home is ideal for buyers looking to put their own stamp on a property.

The accommodation briefly comprises an entrance hallway leading to a bay-fronted living room, providing a bright and welcoming space. There is a separate dining room, perfect for family meals or entertaining, which leads through to a kitchen/breakfast room. To the rear of the property, there is a useful utility area and a downstairs shower room.

To the first floor, the landing gives access to three good-sized bedrooms, offering ample space for family living or home working.

Externally, the property benefits from a forecourt to the front and an enclosed rear garden, which also provides rear lane access and leads to a shed - an excellent feature for storage.

The property does require updating throughout, making it an ideal opportunity for investors or buyers looking to renovate and add value.

## Accommodation

### Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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## Floorplan



Total floor area 104.7 m<sup>2</sup> (1,127 sq.ft.) approx

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