



**RE/MAX**  
Estate Agents



**30 Coed Main, Caerphilly, CF83 1RS**  
**Offers over £165,000**

RE/MAX Caerphilly is delighted to present this beautiful three bedroom family home. If you are looking for something that you can move straight into then this opportunity could be exactly what you are looking for! This house will make an ideal first time purchase, family home, or buy to let investment. Homes like this one are in high demand so book your viewing soon to avoid disappointment!

**Essential Info**

- We are advised that this property is freehold
- This property falls under council tax Band B

#### Kitchen/Dining Room 17'7" x 8'9 (5.36m x 2.67m)

A lovely social family area, modern fitted kitchen with high gloss units and marble worktops with tiled flooring. Central heating radiator, two UPVC double glazed windows. UV lighting around ceiling with an option to change colour, ample electric power points. UPVC double glazed door for access into rear garden. Stainless steel sink with mixer tap and drainer.

#### Living Room 17'6 x 14'5 (5.33m x 4.39m)

Beautiful wooden oak laminate flooring, central heating radiator, UPVC double glazed window overlooking the field of the front garden. Fitted pendant ceiling light, access to stairs to first floor. Storage space underneath stairs. Entrance to the front

#### Landing

Beautifully decorated landing going into all bedrooms, bathroom and access to loft. Oak panel doors. Fitted pendant ceiling light and fitted quality carpet

#### Bedroom One 9'2 x 9'7 (2.79m x 2.92m)

UPVC double glazed window to rear garden, power points. Central heating radiator, high gloss fitted wardrobe.

#### Bedroom Two 8'6 x 9'3 (2.59m x 2.82m )

UPVC double glazed window to the front, fitted wardrobes, textured wall throughout, power points, quality wooden fitted blinds

#### Bedroom Three 9'0 x 7'3 (2.74m x 2.21m )

UPVC double glazed window to the front, high gloss fitted wardrobes, power points, quality wooden fitted blinds. Smallest bedroom of the three however offers space for single bed which is fitted and used as study area.

#### Bathroom 8'3 x 5'4 (2.51m x 1.63m )

Three piece black galaxy high gloss fitted bathroom suite, UPVC double glazing window to rear garden.

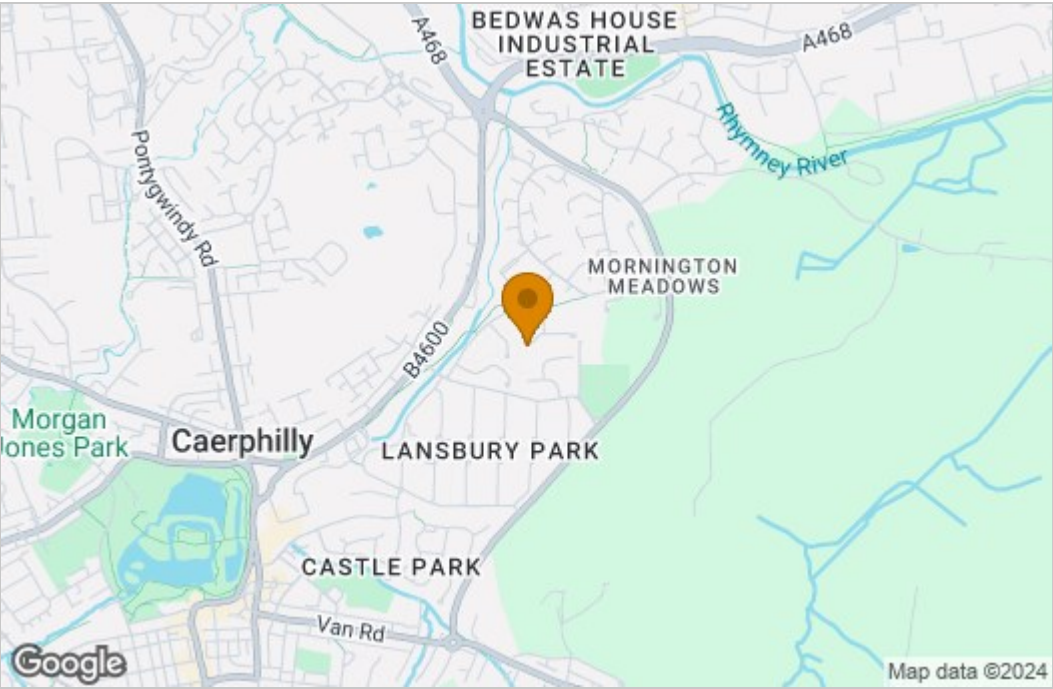
#### Rear Garden 16'4" x 9'10" (5 x 3 )

Wonderful and generous sized rear garden, used as main entrance also and can be used as driveway. Parking spaces behind the rear garden. Artificial grass with stones, decking to the side of garden and towards back door perfect for social and family visits with built wooden pergola.

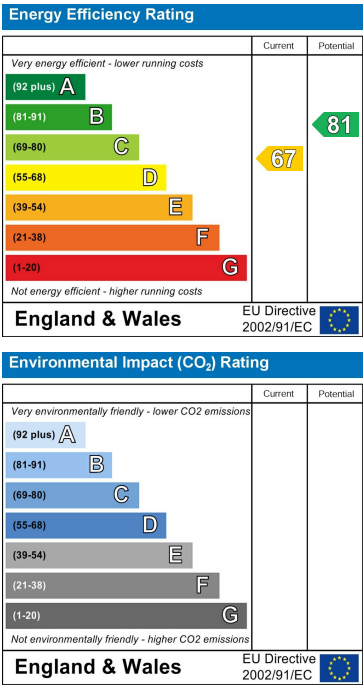
Current buyers bought four years ago as first time buyers. Previous owners made changes to the property making it wonderful open plan living area. Perfect catchment area for choice of nearby schools. Lots of potential to add your own stamp to this property. Current owners are moving overseas and it is being sold with no chain.

Floor Plan

Area Map



Energy Efficiency Graph



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