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**Craiglas Crescent, Cefn Fforest,
Blackwood, Caerphilly, NP12 3JY**

**FOR SALE
£160,000**



- **3 BEDROOMS**
- **OFF ROAD PARKING**
- **SOLD WITH NO ONWARD CHAIN**



3



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Property Description

****SPACIOUS SEMI-DETACHED PROPERTY WITH OFF ROAD PARKING****

T Samuel Estate Agent are pleased to offer for sale this three bedroom semi-detached home located in Cefn Fforest, Blackwood.

A short distance away from local amenities, good transport links and within walking distance to local schools.

Off road parking via double gates to the rear of the property.

Viewing is highly recommended and the property is to be sold with vacant possession and no onward chain.

Accommodation: Entrance hall, living room, dining room, kitchen, utility room, downstairs bathroom, landing, three bedroom and upstairs w.c.



HALLWAY

Entrance via white uPVC front door. Door to living room and dining room. Stairs to first floor. Radiator with decorative covering. Laminate flooring. Wallpaper walls with feature wall. Emulsion ceiling.



LIVING ROOM

3.07 m x 3.76 m

Emulsion walls. Emulsion ceiling with coving. Laminate flooring. Radiator. Power points. Feature wallpaper in alcove. uPVC window to the front.



DINING ROOM

3.78 m x 3.68 m

Emulsion ceiling with coving. Emulsion walls. Power points. Radiator. Laminate flooring. Entrance to kitchen.



KITCHEN

4.23 m x 2.67 m

Base units in white and wall units in wood with complimentary wooden work surface. Laminate flooring. Stainless steel sink unit. Plumbed for automatic washing machine. Power points. Radiator. Emulsion walls. Emulsion ceiling sunken spotlights. Large double cooker with extractor hood above. uPVC door to the side and patio doors to the rear.



UTILITY ROOM

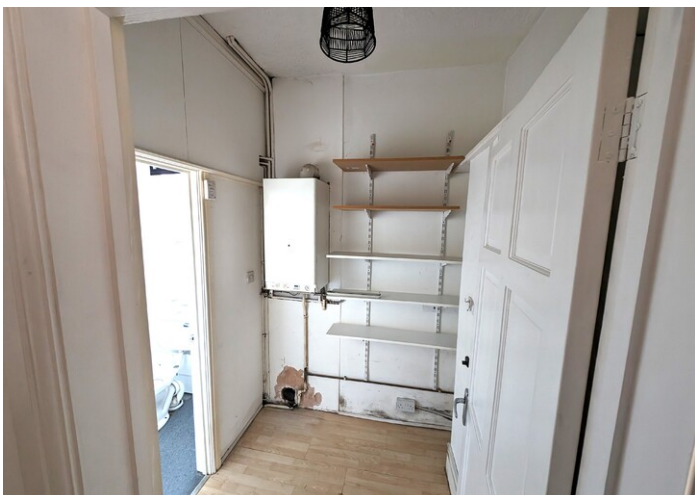
1.78 m x 1.64 m

Emulsion walls and ceiling. Power points. Wall mounted combi boiler. Door to downstairs bathroom.



LANDING

Bedrooms leading to three bedroom and upstairs w.c.



BEDROOM 1

7.70 m x 2.76 m

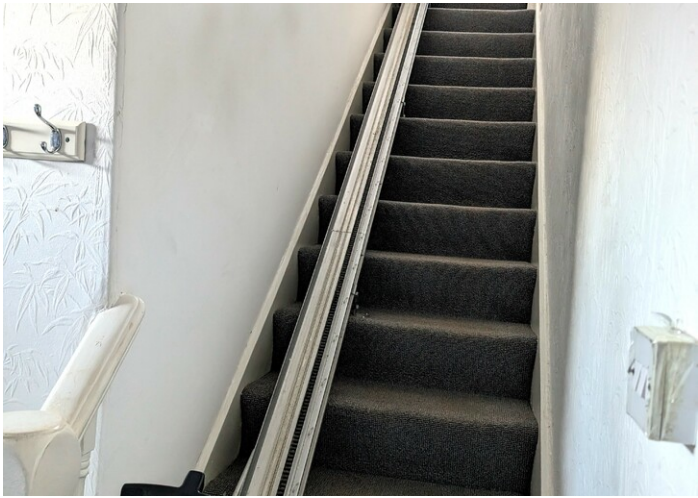
Emulsion walls and ceiling. Power points. Radiator. Carpet flooring. uPVC window to the front.



BEDROOM 2

3.19 m x 3.80 m

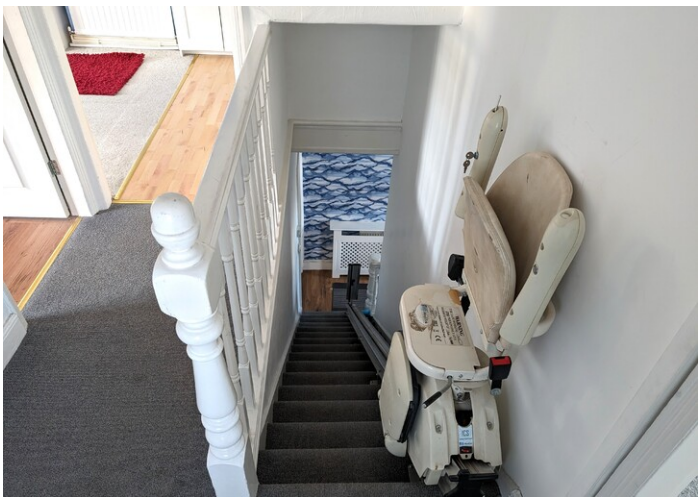
Wallpaper walls and artex ceiling. Power points. Radiator. Carpet and laminate flooring. Dual aspect uPVC windows to the front and rear.



BEDROOM 3

2.85 m x 2.62 m

L Shaped room. Emulsion walls and ceiling. Power points. Radiator. uPVC window to the side.



UPSTAIRS W.C

1.30 m x 0.75 m

Wash hand basin and w.c. Emulsion walls and ceiling. Radiator. Laminate flooring.



EXTERIOR

Front - Enclosed front forecourt laid with decorative stones.

Rear - Enclosed rear garden with decorative stones. Small section laid with patio. Double wrought iron gates leading to off road parking. Wooden storage shed. Outside tap.







Misdescriptions Act 1991

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 documents. A Buyer is advised to obtain verification from their Solicitor. 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.



Data Protection Act 1998

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FLOORPLAN



FUSSELL'S

Total area: approx. 90.7 sq. metres (976.3 sq. feet)

