



Upper Francis Street, Abertridwr, Caerphilly, CF83 4DU

£110,000



- Priced to Sell
- Downstairs Bathroom
- Ideal First Time Buy
- Development Opportunity
- New Combi Boiler
- No Onward Chain
- Fantastic Views
- Modern Kitchen
- EPC Rating E

Description...

James Douglas is delighted to welcome this three double bedroom terrace property to the market. Set in the ever popular area of Abertridwr, Caerphilly, within close proximity to Abertridwr town centre and eleven minutes drive from Caerphilly town centre. This property is perfect for any type of buyer looking for a renovation project. In brief terms the accommodation comprises an entrance hallway, open-plan living/dining room, kitchen, utility, bathroom and lean-to all on the ground floor. Upstairs there are three good sized double bedrooms. Mains gas fired central heating (New Ariston combi boiler) and UPVC double glazed external windows throughout. On-street parking. North-facing low maintenance garden to the rear. EPC E potential C. Council tax band B.

****THREE DOUBLE BEDROOMS***

****3D WALK THROUGH AVAILABLE****

****BRAND NEW ARISTON COMBI BOILER****

****FANTASTIC RENOVATION OPPORTUNITY****

Upper Francis Street, Abertridwr is within a couple of minutes drive of the local town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Ysgol Ifor Bach & Cwmaber Junior School with the local comprehensive being Cardinal Newman R.C. Comprehensive School. There is also a useful mainline railway station at Llanbradach Station. Easy access to the A470/M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

Additional Information

Tenure: Freehold

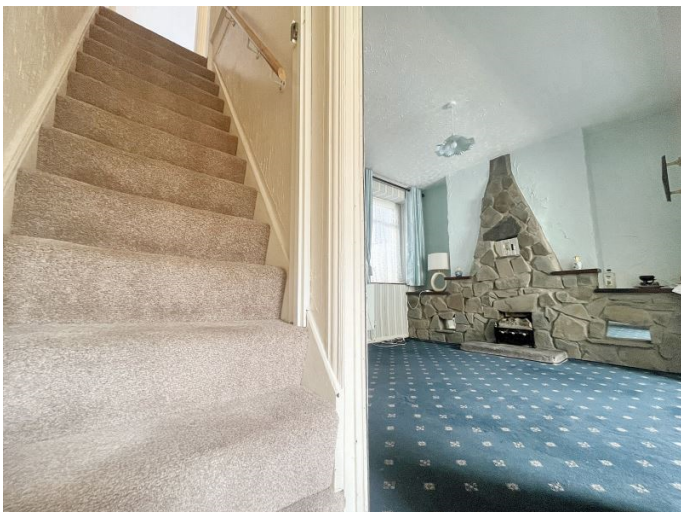
EPC: E

Council Tax Band: B

Please note this property has had the gas meter and electric meter removed. This will need to be reinstated.

Accommodation...

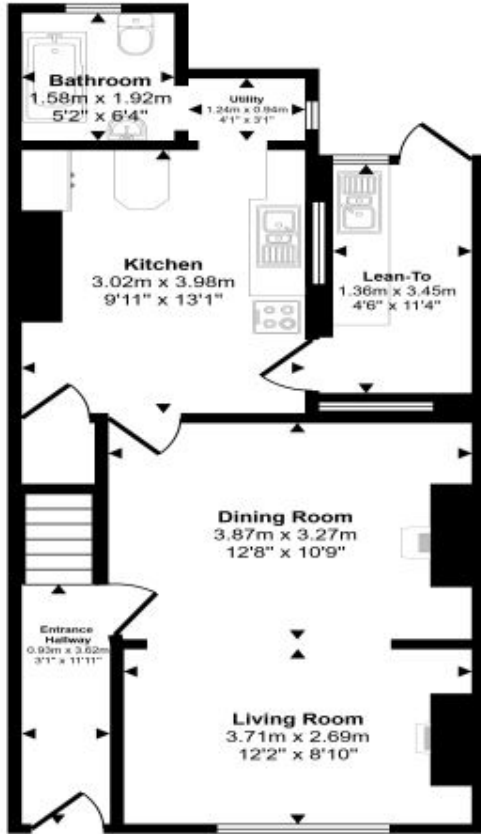
- Entrance Hallway
- Living/Dining Room
- Kitchen
- Lean-To
- Hallway/Utility
- Bathroom
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Outside
- Directions



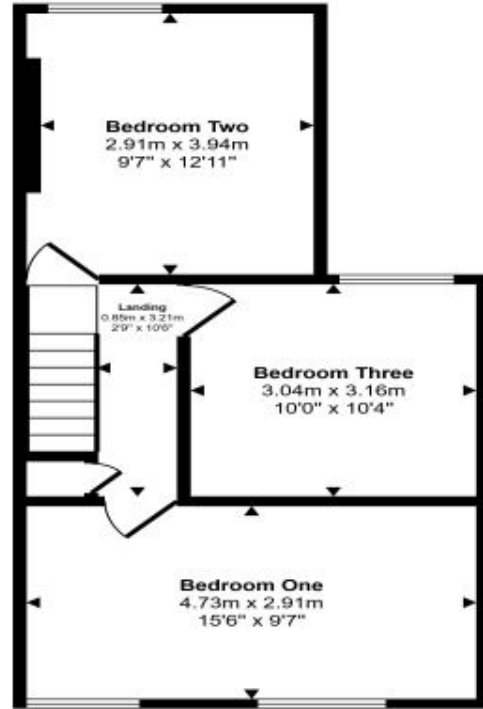


Floorplan

Approx Gross Internal Area
95 sq m / 1021 sq ft



Ground Floor
Approx 53 sq m / 567 sq ft



First Floor
Approx 42 sq m / 454 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		