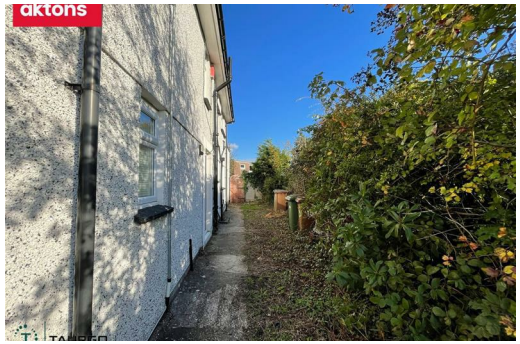

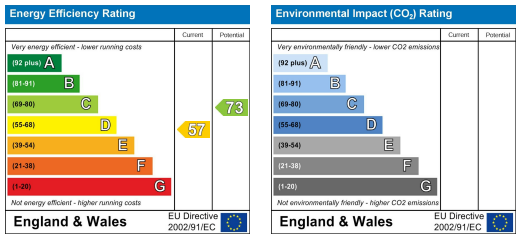

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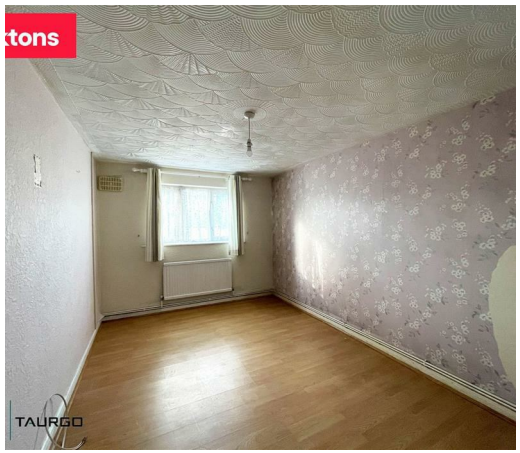
20 Trapwell, Caerphilly, CF83 3DU

Price £165,000

- GROUND FLOOR LEASEHOLD FLAT IN SOUGHT AFTER AREA
- LOUNGE
- BATHROOM
- WALK IN STORAGE ROOM
- GROUND RENT £10 PER YEAR
- BUILDING INSURANCE £204.20 INSURANCE PREMIUM TAX AT 12.0% £24.50
- KITCHEN
- TWO DOUBLE BEDROOMS
- SPACIOUS REAR GARDEN
- EPC RATING D/ COUNCIL TAX BAND/ NO ONWARD CHAIN

TWO DOUBLE BEDROOM GROUND FLOOR FLAT Rarely available for sale in a sought after area. Good road links to A470 and Newport. Walking distance to local amenities. The property consists of:- Entrance hall, lounge, two double bedrooms, bathroom, kitchen. Inner passageway leading to outbuildings offering good storage for garden equipment. Enclosed rear garden with purpose built shed. EPC RATING D. COUNCIL TAX BAND B. Lease 125 years from 30th July 19090 rent £10 and insurance rent. BUILDING INSURANCE £204.20 INSURANCE PREMIUM TAX AT 12.0% £24.50 **NO ONWARD CHAIN**



ENTRANCE HALL
Via Upvc double glazed door to entrance hall. Laminate flooring, radiator, doors leading to all rooms. Two storage cupboards.

KITCHEN 10'3 x 7'11 (3.12m x 2.41m)
Upvc double glazed window to the side. Double glazed door access to the rear out buildings and garden. Fitted wall and base units, roll over preparation surface, inset sink/drainer, tiled splash back. Plumbing for automatic washing machine, space for cooker and fridge freezer. Radiator

LOUNGE 15'1 x 11'6 (4.60m x 3.51m)
Upvc double glazed window to the rear. Coved ceiling, radiator, laminate flooring.

BEDROOM ONE 13'11 x 9'6 (4.24m x 2.90m)
Upvc double glazed window to the front. Radiator, laminate flooring.

BEDROOM TWO 10'7 x 9'9 (3.23m x 2.97m)
Upvc double glazed window to the front. Radiator, laminate flooring.

BATHROOM 5'9 x 6'6 (1.75m x 1.98m)
Obscure Upvc double glazed window to the side. Panelled bath with mains shower above. Pedestal wash hand basin, low level W.C. Tiled walls & floor. Extractor fan, radiator, wood panelled ceiling.

STUDY/STORAGE ROOM
Upvc double glazed window to the front. Radiator.

FRONT
Gate access to enclosed paved garden. Path to side gate access to the rear garden. Mature shrubs to the side.

REAR
Inner passageway off the kitchen leading to purpose built outbuildings, good use for garden equipment etc. Paved patio, pond, purpose built shed. Chicken wired fence and mature shrub boundaries.

NO ONWARD CHAIN

LEASE DETAILS
DATE: 30th July 1990
TERM: 125 years from 30th from 1990 (90 years left).

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TERM: 125 years from 30th from 1990 (90 years left).

GROUND RENT: £10 and insurance rent.
BUILDING INSURANCE £204.20
INSURANCE PREMIUM TAX AT 12.0% £24.50

TOTAL SERVICE CHARGE PAYABLE IN 2024 - 2025 £248.70