







13 HEOL FAWR, CAERPHILLY, CF83 2JU

£180,000

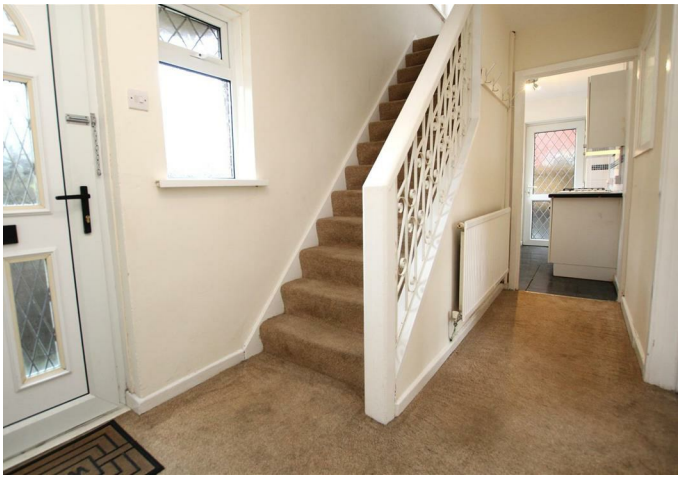
An excellent opportunity to purchase this three-bedroom semi-detached property, offering spacious and versatile accommodation, off-road parking and a generous rear garden. Whilst the property would benefit from some updating, it offers fantastic potential for buyers looking to put their own stamp on their next home.

The accommodation briefly comprises an entrance hallway with stairs leading to the first floor, a bright and spacious lounge/diner with patio doors opening onto the rear garden, and a fitted kitchen offering a range of wall and base units with access to the outside.

To the first floor are three bedrooms, providing flexible accommodation, together with a family bathroom comprising shower over bath, wash hand basin and WC.

Externally, the property benefits from a driveway to the front providing off-road parking, along with gated side access leading to the rear garden. The generously sized rear garden features a paved patio area and

ENTRANCE HALLWAY



A welcoming entrance hallway with staircase rising to the first floor and access through to the kitchen and living accommodation.

LOUNGE/DINER

23'11 x 11'0 max (7.29m x 3.35m max)





A bright and spacious lounge/diner offering plenty of room for both living and dining furniture. Featuring sliding patio doors provide direct access to the rear garden, making this a lovely space for relaxing or entertaining.

KITCHEN

10'0 x 6'02 (3.05m x 1.88m)





Fitted with a range of white wall and base units and benefitting from gas hob with extractor hood above, built-in oven, washing machine and fridge freezer. There is also direct access to the side lane which leads to the garden.

BEDROOM ONE

13'02 x 9'11 max (4.01m x 3.02m max)





A generously proportioned double bedroom with ample space for bedroom furniture. A bright and versatile room with excellent potential to create a comfortable main bedroom.

BEDROOM TWO

10'05 x 10'04 max (3.18m x 3.15m max)



Another well-proportioned double bedroom, offering flexible space for bedroom furniture.

BEDROOM THREE

9'08 x 7'06 max (2.95m x 2.29m max)





Excellent third bedroom.

BATHROOM

6'11 x 5'05 max (2.11m x 1.65m max)



Fitted with a three-piece suite comprising shower over bath, pedestal wash hand basin and low-level WC.

OUTSIDE SPACE

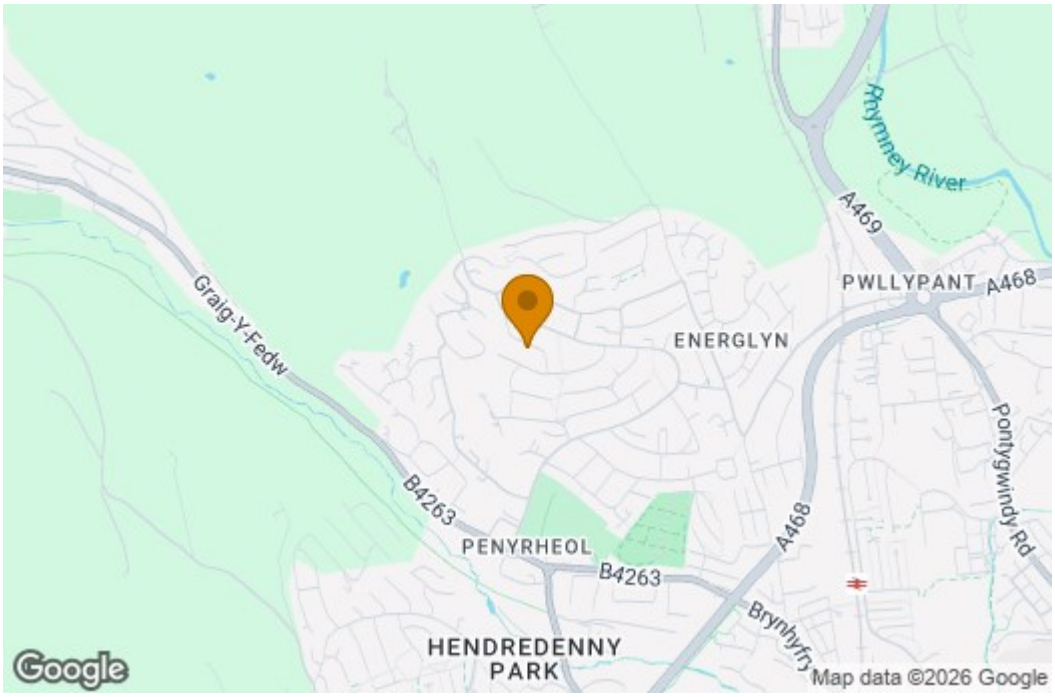




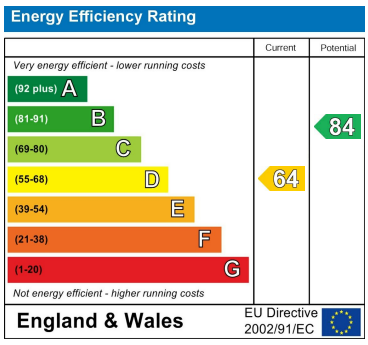
Externally, the property benefits from a driveway to the front providing off-road parking, along with gated side access leading to the rear garden. The generously sized rear garden features a paved patio area and lawn, together with useful outbuildings offering additional storage.

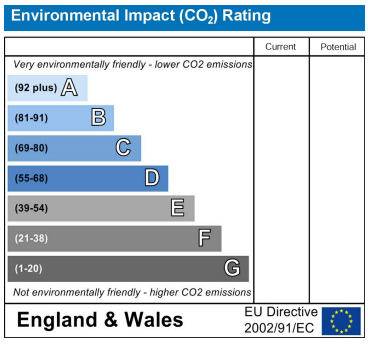
FLOOR PLAN

AREA MAP



ENERGY EFFICIENCY GRAPH





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