



7 Porset Close, Caerphilly, CF83 1PQ  
Offers Over £90,000

BRINSONS

Of interest to cash investors only!

A spacious ground floor flat enjoying a quiet and convenient location on the popular Castle Park development. The accommodation that benefits from gas fired central heating and double glazing comprises entrance hall, lounge/dining room, two generous bedrooms, kitchen and shower room/WC.

There is a gravelled forecourt and private west facing rear garden mainly laid to lawn. A single garage is located in nearby bloc.

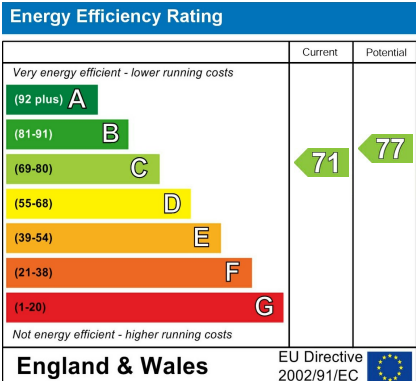
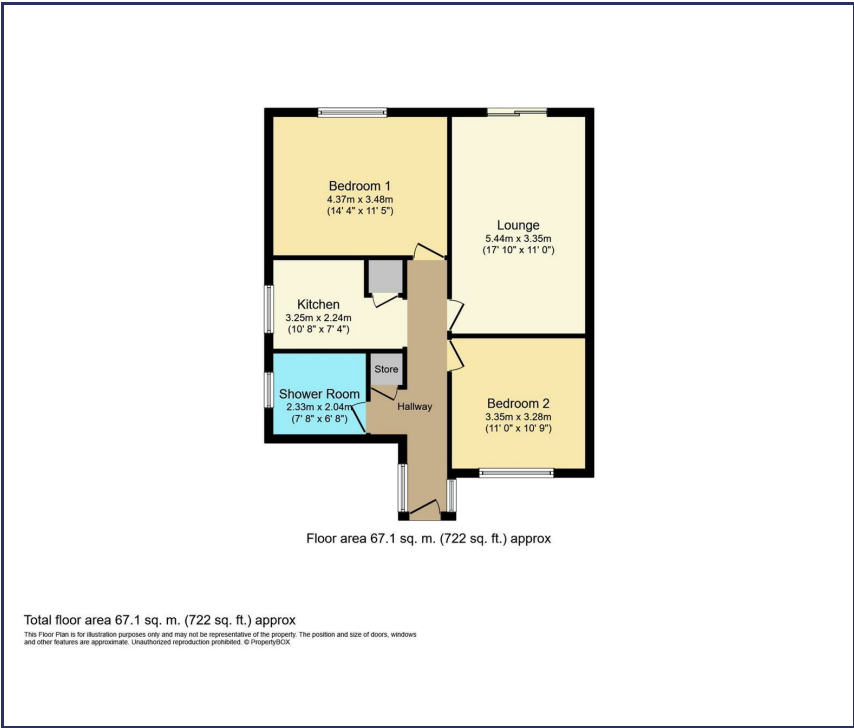
The property is tenanted at £500 pcm.

The vendor has advised us that this property is Leasehold although this should be verified by the purchasers solicitor or surveyor.

99 year lease starting from 1961.

Ground rent is approximately £15 per annum.

- Spacious ground floor flat
  - 2 generous bedrooms
  - Double glazing
  - Garage en-bloc
  - EPC: C
- Castle Park location
  - Kitchen/dining room
  - Forecourt rear garden
  - Cash investors only



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