

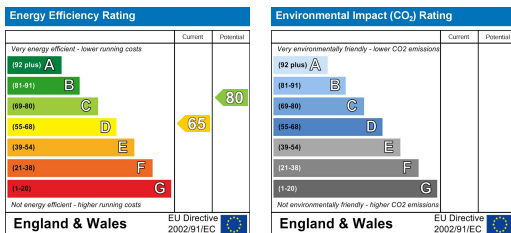


Bryncoed House Bryncoed Terrace, Caerphilly, CF83 4FH

Price £450,000

- FREEHOLD FOUR BEDROOM DETACHED HOUSE WITH MANY PERIOD FEATURES
- VIEWS OVER THE VILLAGE AND COUNTRYSIDE
- WALKING DISTANCE TO PRIMARY SCHOOLS
- TWO DOUBLE GARAGES
- NO ONWARD CHAIN
- SPACIOUS GARDENS TO THE FRONT, SIDES AND REAR
- NOT OVERLOOKED FROM THE REAR
- IDEAL FAMILY HOME WITH SPACIOUS GROUNDS SURROUNDING THE PROPERTY
- EPC RATING D/COUNCIL TAX BANDING D

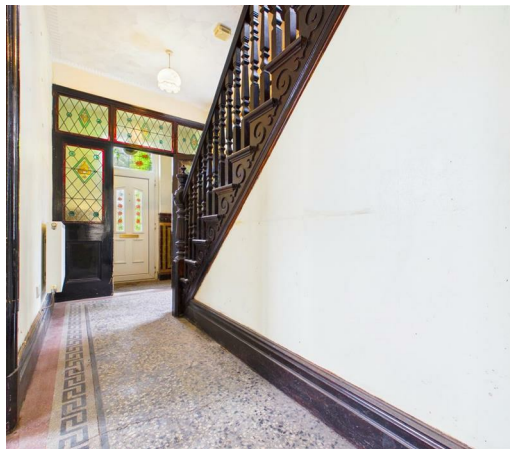
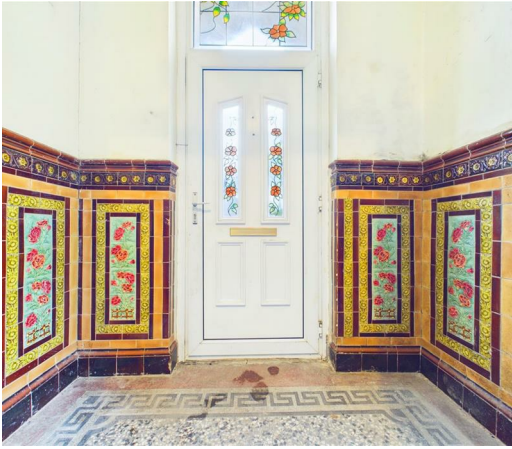
****PERIOD STYLE FREEHOLD FOUR BEDROOM HOUSE WITH MANY ORIGINAL FEATURES**** Surrounded by spacious lawned garden with mature shrubs and trees. Views over Abertridwr village and local country side, backing on to farmland. The property consists of:- Entrance porch, entrance hallway with original spindle balustrade. Two reception rooms, kitchen, inner passageway leading to W.C., wet room and utility room. Four double bedrooms, study room housing gas combination gas boiler, bathroom with separate W.C. Two double garages, driveway to the rear with access from the lane. EPC rating D. Council tax band D. **** NO ONWARD CHAIN****



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ENTRANCE PORCH

Via Upvc double glazed door to entrance porch. Original wall tiles and flooring. Original wooden door and side panels with stained glass giving access to the entrance hall.

ENTRANCE HALL

Upvc double glazed window to the side. Stairs to the first floor with the original spindle balustrade, original flooring, radiator.

LOUNGE 24'7" x 14'8" (7.51 x 4.49)

Spacious lounge. Upvc double glazed door giving access to the front with two Upvc double glazed windows either side of the door. Upvc double glazed bay window to the front. Feature marble fire place with gas fire. Two radiators.

DINING ROOM 14'8" x 11'7" (4.49 x 3.55)

Upvc double glazed bay window to the front. Original wooden fire surround with mirror above with log effect gas fire.

KITCHEN 19'9" x 6'10" (6.04 x 2.10)

Upvc double glazed window to the side and rear. Base units with inset sink drainer. Under stairs storage cupboard. Double glazed door to inner passageway.

INNER PASSAGEWAY

Upvc double glazed door and side panel to the side.

W.C.

High Level WC Cistern.

WET ROOM

Upvc obscure double glazed window to the rear. Pvc cladding to the walls and ceiling. Mains shower.

UTILITY ROOM

Single glazed window to the rear. Door access to the side. Tiled floor.

LANDING

Upvc double glazed window to the side. Loft access, radiator. Spindle balustrade.

BEDROOM ONE 12'11" x 12'0" (3.94 x 3.66)

Upvc double glazed window to the front and side with views over the garden. Radiator.

BEDROOM TWO 12'2" x 12'0" (3.73 x 3.66)

Upvc double glazed window to the front. Radiator.

BEDROOM THREE 12'0" x 11'1" (3.66 x 3.39)

Upvc double glazed window to the front. Storage cupboard. Radiator.

BEDROOM FOUR 8'2" x 7'6" (2.49 x 2.30)

Upvc double glazed window to the rear. Radiator

W.C.

Upvc double glazed window to the rear. Low level W.C.

STUDY 8'3" x 4'6" (2.54 x 1.38)

Upvc double glazed window to the rear. Wall mounted combination gas boiler.

BATHROOM

Upvc obscure double glazed window to the rear, Panelled bath, pedestal wash hand basin, tiled splash back. Radiator, loft access

GARDENS TO THE FRONT SIDE AND REAR

Double wrought iron gates opening to steps leading to Bryncoed house. Paved path to the front and side entrance. Spacious lawned gardens to front sides and rear. Mature shrubs. Backing on to farm land. Views to the front over the village of Abertridwr and local countryside.

GARAGES

Two double garages to the rear. Access from the lane via secured gate access to the driveway and garages.

NO ONWARD CHAIN

