



15 Birch Grove, Caerphilly, CF83 3BG

**Price £220,000**

- FREEHOLD THREE BEDROOM MID TERRACE HOUSE
- WALKING DISTANCE TO LOCAL AMENITIES/GOOD ROAD LINKS TO THE A470 AND NEWPORT
- W.C.
- LOUNGE/DINER
- FRONT & REAR GARDENS/GARAGE IN BLOCK
- LOCATED ON THE POPULAR PARK AVENUE ESTATE
- PORCH/UTILITY
- KITCHEN
- FIRST FLOOR SHOWER ROOM
- EPC C / COUNCIL TAX BAND C/ NO ONWARD CHAIN

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(01-01) <b>A</b>
(81-91) <b>B</b>			(01-01) <b>B</b>
(69-80) <b>C</b>			(09-40) <b>C</b>
(55-68) <b>D</b>			(05-48) <b>D</b>
(39-54) <b>E</b>			(09-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
	71	79	

Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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**\*\*THREE BEDROOM MID TERRACE HOUSE LOCATED ON THE POPULAR PARK AVENUE ESTATE\*\*** Walking distance to local amenities, good road links to Cardiff, Newport and the A470. The house consists of the following:- Upvc double glazing, gas central heating. Utility/porch, modern fitted kitchen, lounge/diner, ground floor W.C. three bedrooms to the first floor, shower room to the first floor. Front and rear gardens, ideal home for first time buyers or families. EPC rating C. Council tax band C. Garage is located in block. **\*\*NO ONWARD CHAIN.**



### **PORCH/UTILITY ROOM**

Upvc double glazed door to entrance hall. Upvc double glazed windows to the front and side. Work surface with plumbing and space for automatic washing machine and dryer beneath. Tiled floor open plan to the entrance hall.

### **ENTRANCE HALL**

Stairs to the first floor with spindle balustrade. laminate flooring, dado rail, radiator.

### **W.C.**

Upvc double glazed window to the front. Low level W.C. Wall mounted vanity wash hand basin, tiled splash back, laminate flooring, radiator.

### **KITCHEN 10'5 x 10'4 (3.18m x 3.15m)**

Upvc double glazed window to the front. Fitted wall and base units with roll over preparation surface with inset sink/drain, tiled splash back. Integrated eye level electric cooker and microwave, integrated fridge freezer and dishwasher (dishwasher is not working). Inset gas hob with overhead extractor hood. Laminate flooring, vertical radiator.

### **LOUNGE/DINER 17'5 x 13'9 (5.31m x 4.19m)**

Upvc double glazed window overlooking the rear garden. Upvc double glazed French doors giving access to the garden. Wall mounted electric fire, fitted carpet, two radiators. understairs storage cupboard.

### **LANDING**

Loft access. Airing cupboard housing Worcester gas boiler, fitted carpet.

### **BEDROOM ONE 12'11 x 10'11 (3.94m x 3.33m)**

Upvc double glazed window to the front. Fitted carpet, radiator.

### **BEDROOM TWO 11'2 x 10'11 (3.40m x 3.33m)**

Upvc double glazed window to the rear. Fitted carpet, radiator, storage cupboard with shelving.

### **BEDROOM THREE 8'11 x 7'11 (2.72m x 2.41m)**

Upvc double glazed window to the rear. Fitted carpet, radiator.

### **FIRST FLOOR SHOWER ROOM**

Obscure Upvc double glazed window to the front. Corner shower cubicle with double headed mains shower, vanity unit housing wash hand basin with storage beneath, low level W.C. Tiled walls, laminate flooring, radiator.

### **FRONT**

Lawned and planted borders.

### **REAR**

Paved patio, path leading to the rear of the garden. Lawned area, planted borders, rear gate access. Childs summer house.

### **GARAGE LOCATED IN BLOCK**

Up and Over door.

### **NO ONWARD CHAIN**

