

20 Thomas Street, Caerphilly, CF83 3LG

Price £150,000

- THREE BEDROOM MID TERRACED HOUSE
- WALKING DISTANCE TO THE TRAIN STATION COMMUTING TO CARDIFF
- TWO RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM/W.C
- EPC RATING D / COUNCIL TAX BAND B
- LOCATED IN THE VILLAGE OF LLANBRADACH
- WALKING DISTANCE TO PRIMARY SCHOOL AND LOCAL SHOPS
- KITCHEN
- GOOD ROAD LINKS TO THE A470
- NO ONWARD CHAIN

****THREE BEDROOM MID TERRACED HOUSE**** Located in the village of Llanbradach, with in walking distance to the train station commuting to Cardiff and the valley lines. Walking distance to primary schools and local shops. The property consists of:- Entrance hall, lounge, dining room, kitchen, shower room with/ W.C. Garden to the rear. Upvc double glazing gas central heating. EPC rating D. Council Tax Band B. No Onward Chain.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
	80		
	62		

Not energy efficient - higher running costs

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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ENTRANCE HALL

Via Upvc double glazed door to entrance hall. Stairs to the first floor, fitted carpet.

LOUNGE 12'8 x 9'11 (3.86m x 3.02m)

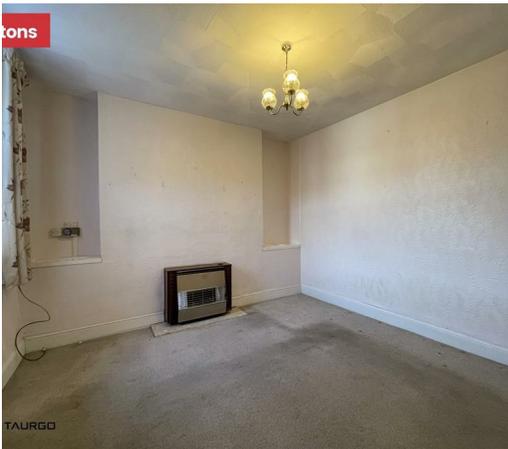
Upvc double glazed window to the front. Tiled period fire place, radiator, fitted carpet. Storage cupboard to the alcoves one housing the gas meter.

DINING ROOM 12'8 x 9'11 (3.86m x 3.02m)

Upvc double glazed window to the rear. Gas fire with back boiler. Understairs storage cupboard, radiator, fitted carpet, door to the kitchen.

KITCHEN 8'0 x 7'11 (2.44m x 2.41m)

Upvc double glazed window to the side. Upvc door to the side leading to the garden. Fitted wall and base units, roll over preparation surface with inset sink/drain, tiled splash back. Space for cooker and under counter appliances. Space for automatic washing machine. Tiled floor, door leading to the shower room.



GROUND FLOOR SHOWER ROOM

Obscure Upvc double glazed window to the rear. Walk in shower, electric shower with grab rails and seat, pedestal wash hand basin, tiled walls and floor. Radiator, extractor fan. Storage cupboard with shelving. Door to the W.C.

W.C.

Obscure Upvc double glazed window to the rear. Low level W.C. Tiled floor, door to the wet room.

LANDING

Upvc double glazed window to the rear. Fitted carpet.

BEDROOM ONE 11'11 x 10'0 (3.63m x 3.05m)

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

BEDROOM TWO 10'0 x 8'9 (3.05m x 2.67m)

Upvc double glazed window to the rear. Cupboard housing the hot water tank, fitted wardrobe, fitted carpet, radiator.

BEDROOM THREE 8'7 x 7'11 (2.62m x 2.41m)

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

REAR GARDEN

Paved forecourt, steps leading to patio garden with mature shrub borders. Rear gate access. Fenced wall boundaries, stone built shed.

NO ONWARD CHAIN

