



10 St. Margarets Road, Caerphilly, CF83 1DB

Price £345,000

- NICELY PRESENTED TWO BEDROOM DETACHED BUNGALOW
- WALKING DISTANCE TO CAERPHELLY TOWN & TRAIN STATION
- SPACIOUSE REAR GARDEN
- EPC RATING E
- NO ONWARD CHAIN
- SOUGHT AFTER ESTATE
- GOOD ROAD LINKS TO A470, CARDIFF & NEWPORT
- DETACHED GARAGE AND DRIVEWAY
- COUNCIL TAX BAND D

****TWO BEDROOM DETACHED BUNGALOW LOCATED ON SOUGHT AFTER BONFIELD PARK ESTATE****
 Located on a flat plot, with spacious garden to the rear. Good road links to the A470 and Cardiff via the mountain road. Walking distance to Caerphilly Town and train station. The property consists of:- Entrance hall, living room, modern fitted kitchen, two bedrooms, bathroom consisting of double shower cubicle, W.C. Vanity unit housing wash hand basin. Upvc double gazing, gas central heating, (gas boiler is approximately 1-2 years old. EPC rating E. Council tax band D. ****NO ONWARD CHAIN****

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		43	66
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales	EU Directive 2002/91/EC		

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ENTRANCE HALL

Upvc double glazed door to entrance hall with Upvc double glazed side panel. Fitted carpet, cloak cupboard, loft access, radiator. Doors leading to all rooms.

LIVING ROOM 14'4 x 11'1 (4.37m x 3.38m)

Upvc double glazed window to the front. Coved ceiling, fitted carpets feature fire place housing electric fire, 2 x radiators.

KITCHEN 9'9 x 9'4 (2.97m x 2.84m)

Upvc double glazed window to the front. Modern fitted wall and base units, roll over preparation surface with inset sink drainer. Integrated electric oven, inset electric hob with overhead extractor fan. Space for fridge/freezer and automatic washing machine. Worcester gas boiler, approximately 1-2 years old. Laminate flooring, radiator.

BEDROOM ONE 13'8 x 11'1 (4.17m x 3.38m)

Upvc double glazed French doors with Upvc double glazed side panels giving access to the rear garden. Fitted carpet, radiator.

BEDROOM TWO 10'8 x 9'6 (3.25m x 2.90m)

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

BATHROOM 8'7 x 6'5 (2.62m x 1.96m)

Obscure Upvc double glazed window to the side. Double shower cubicle with mains shower, seat and grab rail, Pvc splash back.. Low level W.C. Vanity unit housing wash hand basin. Tiled walls and floor, radiator.

DETACHED GARAGE

Up and over door.

FRONT

Low level wall boundaries. Stone chippings, mature shrubs. Driveway to the side for approximately three - four cars leading to the garage.. Side access to the rear garden.

REAR

Spacious long rear garden not overlooked to the rear. Circular paved patio. further paved patio with a featured gazebo. Lawned garden with range of mature shrubs. To the rear of the garden is a hidden peaceful untouched garden leading to the stream with mature shrubs.

NO ONWARD CHAIN

