



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B	77	(81-91) B	77
(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	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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11 Bluebell View, Caerphilly, CF83 3GU

Price £165,000

- FREEHOLD TWO BEDROOM COACH-HOUSE & GARAGE
- GOOD ROAD LINKS TO THE A470
- BATHROOM
- GARAGE
- EPC RATING C/COUNCIL TAX BAND C
- LOCATED ON THE BLUE BLUEBELL VIEW ESTATE IN LLANBRADACH
- OPEN PLAN LOUNGE/KITCHEN
- ENTRANCE HALL
- PATIO GARDEN TO THE REAR, ACCESS FROM THE GARAGE
- NO ONWARD CHAIN

NICELY PRESENTED TWO BEDROOM COACH HOUSE Located in the village of Llanbradach on the sought after Bluebell View estate. Good road links to Ystrad Mynach & the A470 commuting to Cardiff. The property benefits from:- Entrance hall, stairs leading to the coach house. Spacious open plan lounge/kitchen, Two bedrooms, fitted wardrobes to the master bedroom, bathroom. Landing area with airing cupboard. Gas central heating & double glazing. Garage with door access to the coach house and garden, The flat is freehold, there are additional garages underneath the coach house these are lease hold on a 999 year lease (no money passes). EPC RATING C. COUNCIL TAX BAND C. **NO ONWARD CHAIN**



ENTRANCE HALL

Via double glazed door to entrance hall. Laminate flooring, radiator, stairs to the first floor. Door access to the garage.

LANDING

Upvc double glazed window to the rear. Double glazed sky light window to the rear. Airing cupboard housing Baxi gas central heating boiler.

OPEN PLAN LOUNGE/KITCHEN 17'7" x 19'1" (I shape) (5.36m x 5.82m (I shape))

Two Upvc double glazed windows to the front. Double glazed sky light window to the rear. Two radiator's. Open plan to the kitchen. Fitted wall and base units. roll over preparation surface with 1.5 sink drainer, tiled splash back, integrated electric oven with inset gas hob, overhead extractor fan, Plumbing and space for automatic washing machine, space for fridge freezer. Spot lighting to the kitchen area. Laminate flooring.

BEDROOM ONE 12'3 x 11'3 (3.73m x 3.43m)

Upvc double glazed window to the front. Radiator, fitted wardrobes with ample hanging space and shelving. Fitted carpet.

BEDROOM TWO 13'10 x 14'4 (I shape) (4.22m x 4.37m (I shape))

Upvc double glazed window to the front. Radiator, fitted carpet.

BATHROOM 7'3 x 6'4 (2.21m x 1.93m)

Double glazed sky light window to the rear. Panelled bath, mains shower, glass shower screen, pedestal wash hand basin. low level W.C. Tiled splash back, extractor fan. Chrome heated towel rail.

GARAGE 17'11 x 9'3 (5.46m x 2.82m)

Up and over door. Double glazed door giving access to the rear garden, door access to the entrance hall.

GARDEN TO THE REAR

Fenced boundaries. Paved patio garden.

NO ONWARD CHAIN

