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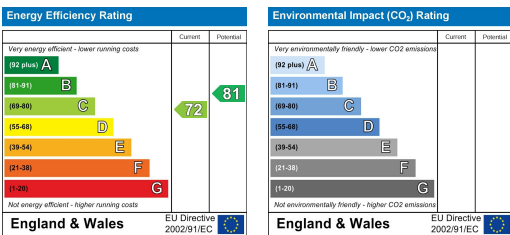


10 The Avenue, Caerphilly, CF83 3LL

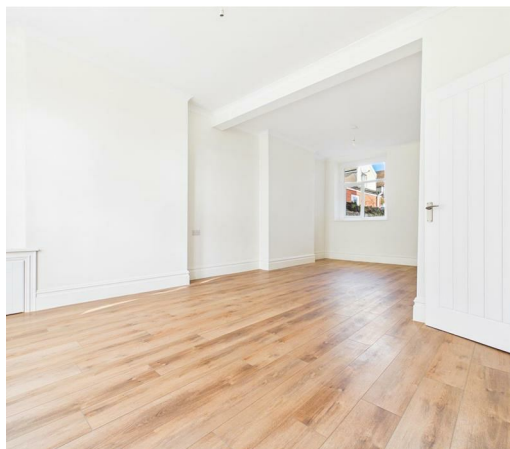
Price £240,000

- THREE BEDROOM MID TERRACED HOUSE RENOVATED TO A HIGH STANDARD
- LOUNGE/SEPERATE DINING ROOM
- W.C. UTILITY ROOM
- FIRST FLOOR BATHROOM
- FRONT FORECOURT/REAR GARDEN/MO ONWARD CHAIN
- LOCATED IN THE VILLAGE OF LLANBRADACH
- KITCHEN
- THREE BEDROOMS
- UPVC DOUBLE GLAZING/GAS CENTRAL HEATING
- EPC RATING C/ COUNCIL TAX BAND C

****RENOVATED THREE BEDROOM MID TERRACE HOUSE LOCATED IN THE VILLAGE OF LLANBRADACH****
Opposite is playing fields with lovely views. Walking distance to local shops and train station commuting to Cardiff and the valley lines. The property has been done to a high standard and viewing are highly recommended. The property consists of:- Upvc double glazing, gas central heating. Lounge/diner, kitchen, dining room, W.C Utility room. Three bedrooms to the first floor, family bathroom. Front forecourt and rear garden. EPC rating C. Council Tax band C. ****NEW WINDOW AND DOORS, NEW HEATING SYSTEM AND ELECTRICS, NEW FLOORING, NEW KITCHEN AND BATHROOM****. ****NO ONWARD CHAIN****.



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ENTRANCE HALL

Via Upvc double glazed door to entrance hall. Laminate flooring, stairs to the first floor with spindle balustrade, radiator. Understairs storage cupboard.

LOUNGE/DINER 24'6 x 12'4 (7.47m x 3.76m)

Upvc double glazed bay window to the front over looking playing fields. Upvc double glazed window to the rear. Coved ceiling, laminate flooring, two radiators,

KITCHEN 12'6 x 10'5 (3.81m x 3.18m)

Upvc double glazed window to the side. Newly fitted kitchen. Fitted wall and base units, roll over preparation surface with inset sink drainer. Inset electric hob with overhead extractor hood. Integrated dishwasher. Laminate flooring, open plan to the dining room.

DINING ROOM 12'6 x 10'9 (3.81m x 3.28m)

Upvc double glazed French door opening up to the rear garden. Cupboard housing the Baxi Combintion boiler, radiator.



W.C. UTILITY ROOM

Upvc double glazed window to the rear. Low level W.C. wall mounted wash hand basin with tiled splash back. Plumbing and space for automatic washing machine with work surface. laminate flooring, Radiator.

LANDING

Loft access with pull down ladder loft is partly boarded. Fitted carpet.

BEDROOM ONE 15'6 x 8'2 (4.72m x 2.49m)

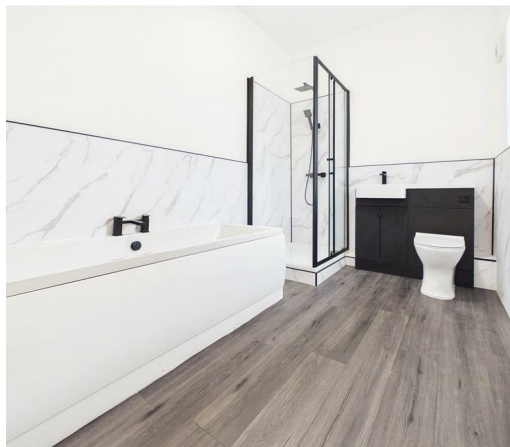
Upvc double glazed window to the front. Coved ceiling, fitted carpet, radiator.

BEDROOM TWO 13'6 x 8'7 (4.11m x 2.62m)

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

BEDROOM THREE 13'1 x 12'6 (3.99m x 3.81m)

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



FIRST FLOOR BATHROOM 10'7 x 6'11 (3.23m x 2.11m)

Upvc double glazed window to the rear. Panelled bath, shower cubicle with mains shower with double headed shower. Low level W.C. with enclosed cistern, vanity unit housing wash hand basin with storage beneath. Pvc splash back, laminate flooring. Extractor fan.

FRONT

Steps with hand rail leading to the front entrance.

REAR

Stone chippings, paved patio, concrete path. Purpose built storage shed. Rear gate access to the rear lane.

NO ONWARD CHAIN