



7 Heol-Y-Nant, Caerphilly, CF83 1AX

**Price £255,000**

- NICELY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- WALKING DISTANCE TO CAERPHILLY TOWN AND THE HISTORIC CAERPHILLY CASTLE
- CLOSE TO MORGAN JONES PARK
- KITCHEN WITH OPEN PLAN DINING/LIVING AREA
- EPC RATING D/ COUNCIL TAX BAND C
- SOUGHT AFTER ESTATE
- GOOD ROAD LINKS TO A470
- LOUNGE
- FIRST FLOOR BATHROOM/ OUTSIDE W.C
- NO ONWARD CHAIN

**\*\*NICELY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE\*\*** Located on a sought after estate in Caerphilly, within walking distance to Caerphilly town, Caerphilly Castle and schools. Close to park areas, The property consists of:- Entrance hall, lounge, kitchen/dining/living room, three bedrooms, first floor bathroom. Front lawned garden. Rear garden not overlooked from the rear, outbuilds consisting of two storage sheds and W.C. EPC rating D. Council Tax banding C. **\*\* NO ONWARD CHAIN\*\* REDUCED FROM £259,500 TO £255,000.**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
85	66		

England & Wales EU Directive 2002/91/EC

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#### **ENTRANCE HALL 6'8 x 8'9 (2.03m x 2.67m)**

Double glazed composite door to entrance hall. Cupboard housing gas and electric meters. Tiled floor, radiator, turned stairs to the first floor.

#### **LIVING ROOM 15'4 x 9'11 (4.67m x 3.02m)**

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

#### **KITCHEN 10' x 8'9 (3.05m x 2.67m)**

Two double glazed windows to the rear one wood and one Upvc. Fitted wall and base units, roll over preparation surface with inset sink drainer, tiled splash back. Space for cooker, cooker hood, plumbing for automatic washing machine, space for a further two under counter appliances.

#### **RECEPTION/DINING ROOM 15'4 x 10'6 (4.67m x 3.20m)**

Upvc double glazed French doors giving access to the rear garden. Wall mounted electric fire, tiled floor, radiator. Wooden double glazed window to the rear.



#### **LANDING**

Upvc double glazed window to the side. Loft access with pull down ladder, boarded with light. Fitted carpet continuing on the stairs. Storage cupboard housing combi gas boiler, shelving & storage space.

#### **BEDROOM ONE 11'5 x 9'5 (3.48m x 2.87m)**

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

#### **BEDROOM TWO 11'6 x 8'11 (3.51m x 2.72m)**

Wooden double glazed window to the rear, overlooking the rear garden. Radiator, storage cupboard, fitted carpet.

#### **BEDROOM THREE 9'8 x 7'8 (2.95m x 2.34m)**

Wooden double glazed window to the rear overlooking the garden. Radiator, fitted carpet.

#### **BATHROOM 8'1 x 7'2 (2.46m x 2.18m)**

Wooden obscure double glazed window to the rear. Panelled bath with mains shower above, tiled splash back. Vanity unit housing wash hand basin with storage drawers below, low level W.C. Radiator, tiled floor.



#### **FRONT**

Spacious front garden. path leading to the front entrance. Lawned garden, side gate access to the rear garden.

#### **REAR**

Raised decking with spindle balustrade, access to purpose built outbuilds, with two storage sheds and W.C. Steps leading to lawned garden with mature shrubs, side gate access to the front. Extra storage under the decking area. Electric socket, outside tap. Side gate access.

#### **NO ONWARD CHAIN**