



## 2 Hazel Grove, Caerphilly, CF83 8GU

**Price £215,000**

- FREEHOLD EXTENDED SEMI DETACHED HOUSE
- CLOSE TO LOCAL AMENITIES
- TWO RECEPTION ROOMS (SECOND RECEPTION ROOM WAS USED AS A GROUND FLOOR BEDROOM)
- GROUND FLOOR BATHROOM
- FRONT & REAR GARDENS WITH DRIVEWAY TO FRONT AND REAR
- WALKING DISTANCE TO PRIMARY & COMPREHENSIVE SCHOOLS
- GOOD ROAD LINKS TO NEWPORT, CAERPHILLY & A470
- KITCHEN
- THREE BEDROOMS
- EPC C/COUNCIL TAX BANDING C NO ONWARD CHAIN

**\*\*NICELY PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED HOUSE\*\*** Located in the village of Trethomas, walking distance to primary and comprehensive schools. Walking distance to local shops. Good road links to Newport & A470. The property consists of:- Entrance hall, lounge, kitchen, inner passageway, ground floor bathroom, family/playroom or can be used as a further ground floor bedroom. Three bedrooms to the first floor. Recently fitted combination gas boiler. Upvc double glazing. Front garden with driveway. Spacious rear garden not overlooked with views to the rear, lawned garden, paved patio, driveway to the rear with double gate access. EPC rating C. Council Tax Banding C. **\*\*NO ONWARD CHAIN\*\***.

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	
EU Directive 2002/91/EC	85	EU Directive 2002/91/EC	70

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### **ENTRANCE HALL**

Via Upvc double glazed door to entrance hall. Stairs to the first floor, radiator, door to the lounge.

### **LOUNGE 12'4" x 14'1" (3.77 x 4.31)**

Upvc double glazed window to the front. Radiator, door to the kitchen.

### **KITCHEN 8'10" x 10'6" (2.70 x 3.21)**

Upvc double glazed door giving access to the rear garden. Upvc double glazed window to the rear. Fitted wall and base units, roll over preparation surface with inset 1.5 sink drainer. Plumbing and space for automatic washing machine, space for upright fridge freezer. Integrated double electric ovens, inset gas hob with overhead extractor fan. Recently fitted wall mounted combination gas boiler.. Tiled floor, radiator, extractor fan.

### **INNER HALLWAY**

Tiled floor, door to understairs utility cupboard. Storage units, light. doors leading to the bathroom and family room.



### **GROUND FLOOR BATHROOM 8'0" x 4'11" (2.46 x 1.50)**

Obscure Upvc double glazed window to the rear. Panelled bath with shower mixer taps, pedestal wash hand basin, low level W.C. Tiled splash back, tiled floor, extractor fan, radiator.

### **PLAYROOM/FAMILY ROOM/GROUND FLOOR BEDROOM 8'1" x 14'7" (2.47 x 4.47)**

Obscure Upvc double glazed door to the front. Obscure Upvc double glazed window to the front and rear. Radiator.

### **LANDING**

Upvc double glazed window to the side, loft access.

### **BEDROOM ONE 19'1" x 9'4" (5.82 x 2.86)**

Two Upvc double glazed windows to the front. Radiator.

### **BEDROOM TWO 10'7" x 11'9" (3.25 x 3.59)**

Upvc double glazed window to the rear. Radiator.

### **BEDROOM THREE 7'10" x 8'10" (2.39 x 2.70)**

Upvc double glazed window to the rear, Radiator.

### **FRONT**

Double gate access to driveway. Gate access, path leading to front entrance and side extension, wall boundaries.

### **REAR**

Spacious rear garden with views to the rear. Paved patio with piquet fencing, further paved patio, paved path leading to car hardstanding to the rear of the property with double wooden gate access. Wall boundaries, lawned garden, outside tap.

