



1 Cae Pandy, Caerphilly, CF83 3JP

Price £310,000

- FREEHOLD THREE BEDROOM DETACHED HOUSE
- THREE RECEPTION ROOMS
- KITCHEN
- FRONT & SPACIOUS REAR GARDEN
- EPC RATING C /COUNCIL TAX BANDING E
- SOUGHT AFTER PONTYPANDY ESTATE
- GROUND FLOOR W.C.
- EN SUITE SHOWER ROOM TO MASTER BEDROOM
- OFF ROAD PARKING & GARAGE
- NO ONWARD CHAIN

****THREE BEDROOM DETACHED HOUSE**** Lovely family home offered with no chain. Located on the popular Pontypandy estate. Walking distance to local amenities train stations commuting to Cardiff and the Valley lines.

The property consists of:- Three reception rooms, ground floor W.C. kitchen with access to the garage, three bedrooms, en suite to the master bedroom, family bathroom. Front garden with off road parking, spacious rear garden. EPC RATING C . COUNCIL TAX BANDING E.

****NO ONWARD CHAIN.**

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	85		

Energy Efficiency Rating: Very energy efficient - lower running costs. Scale: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Not energy efficient - higher running costs. EU Directive 2002/91/EC.

Environmental Impact (CO₂) Rating: Very environmentally friendly - lower CO₂ emissions. Scale: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20), G (1-20). Not environmentally friendly - higher CO₂ emissions. EU Directive 2002/91/EC.

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ENTRANCE HALL

Upvc double glazed door to entrance hall. Stairs to the first floor. Coved ceiling, radiator.

LOUNGE 13'9" x 12'10" (4.21 x 3.92)

Upvc double glazed bay window to the front. Feature fire surround with inset electric fire. Laminate flooring, radiator, coved ceiling, open plan to dining room.

DINING ROOM 12'4" x 10'4" (3.77 x 3.16)

Upvc double glazed French doors to the rear. Laminate flooring, coved ceiling, dado rail, radiator.

INNER PASSAGEWAY

Coved ceiling, laminate flooring.

W.C.

Low level W.C Pedestal wash hand basin, tiled splash back, laminate flooring, extractor fan.

KITCHEN 15'0" x 8'2" (4.59 x 2.50)

Upvc double glazed window to the rear. Upvc double glazed door giving access to the rear garden. Fitted wall and base units, roll over preparation surface with inset sink/drain, tiled splash back. Plumbing for automatic washing machine, integrated electric oven, inset gas hob with overhead extractor fan. Space for under counter fridge. Wall mounted gas boiler, coved ceiling, radiator. Door access to the garage.

FAMILY ROOM/BREAKFAST ROOM 9'8" x 7'7" (2.96 x 2.32)

Upvc double glazed French doors to the rear garden. Shelving, radiator, arch way to the kitchen.

LANDING

Upvc double glazed window to the side. Airing cupboard, loft access, spindle balustrade.

BEDROOM ONE 13'9" x 9'3" (4.21 x 2.83)

Upvc double glazed window to the front. Coved Ceiling, fitted carpet, radiator. Archway to the En suite.

EN SUITE SHOWER ROOM

Obscure Upvc double glazed window to the side. Shower cubicle with electric shower, tiled splash back, pedestal wash hand basin, vinyl flooring.

BEDROOM TWO 9'6" x 9'3" (2.92 x 2.83)

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

BEDROOM THREE 9'2" x 6'5" (2.80 x 1.96)

Upvc double glazed window to the front. Built in wardrobe with hanging rail, dado rail, fitted carpet, radiator.

BATHROOM

Obscure Upvc double glazed window to the rear. Low level W.C. Pedestal wash hand basin, bath with shower mixer tap. Tiled splash back, vinyl flooring, radiator.

GARAGE 17'8" x 8'2" (5.39 x 2.50)

Up and over door. Power and lighting. Door access to the kitchen.

FRONT

Path leading to front entrance, paved patio area. Lawned garden with mature shrubs, side gate access to the rear. Driveway leading to the garage.

REAR

Spacious rear garden. Lawned garden, mature shrubs, side gate access. Wall and fenced boundaries. Garden shed.

NO ONWARD CHAIN

