



34 Thomas Street, Caerphilly, CF83 8DP

Price £155,000

- NICELY PRESENTED FREEHOLD THREE BEDROOM MID TERRACE HOUSE
- LOUNGE/DINING ROOM
- NEWLY FITTED BATHROOM
- LOVELY LOCAL WALKS ALONG THE RIVER & CYCLE TRACK
- GOOD PUBLIC TRANSPORT LINKS
- LOCATED IN THE VILLAGE OF TRETTHOMAS
- NEWLEY FITTED KITCHEN
- WALKING DISTANCE TO PRIMARY & COMPREHENSIVE SCHOOLS
- GOOD ROAD LINKS TO CAERPHILLY, CARDIFF & NEWPORT
- EPC RATING C. COUNCIL TAX BAND B. NO ONWARD CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		88
	(81-91) B		
	(69-80) C	69	
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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****NICELY PRESENTED THREE BEDROOM MID TERRACED HOUSE**** Located in the village of Trethomas, walking distance to local shops, primary and comprehensive schools. Close to lovely walks along the river to Machen or along the cycle track. Good public transport links to Caerphilly train station. Good road links to Newport & Cardiff. The property consists of:- Entrance hall, lounge, dining room, newly fitted kitchen and bathroom. EPC rating C. Council tax band B. **** NO ONWARD CHAIN****



ENTRANCE HALL

Via Upvc double glazed door to entrance hall. Glazed window to the lounge, laminate flooring, radiator, dado rail. Stairs to the first floor.

LOUNGE 12'11" x 9'2" (3.95 x 2.81)

Upvc double glazed window to the front. Laminate flooring, radiator, shelving to the alcoves. Open plan to the dining room.

DINING ROOM 12'11" x 11'11" (3.95 x 3.64)

Upvc double glazed window to the rear. Feature fire surround with inset coal effect fire. Laminate flooring, radiator, coved ceiling, under stairs storage cupboard.

KITCHEN 12'11" x 9'2" (3.95 x 2.81)

Newly fitted kitchen. Upvc double glazed window to the side. Upvc double glazed door giving access to the rear garden. Fitted wall and base units, roll over preparation surface with inset sink/drain, chrome mixer tap. Tiles splash back. Space for automatic washing machine and fridge freezer. Integrated electric oven, inset gas hob with chrome cooker hood above. Tiled floor.



GROUND FLOOR BATHROOM

Newly fitted bathroom. Obscure Upvc double glazed window to the rear. P shape bath with shower mixer taps, electric shower above, glass curved shower screen, pedestal wash hand basin, low level W.C. Tiled splash back and floor.

LANDING

Upvc double glazed window to the rear. Spindle balustrade, dado rail. storage cupboard.

BEDROOM ONE 11'9" x 9'1" (3.59 x 2.79)

Upvc double glazed window to the front, radiator. coved ceiling

BEDROOM TWO 9'4" x 9'1" (2.87 x 2.79)

Upvc double glazed window to the rear. Radiator, coved ceiling, wall mounted Worcester gas boiler.

BEDROOM THREE 8'8" x 8'6" (2.65 x 2.61)

Upvc double glazed window to the front. Radiator, coved ceiling.

REAR

Wall boundaries, path leading to gate access to the rear garden.

NO ONWARD CHAIN

