



33 Heol Fawr, Caerphilly, CF83 2JU

Price £215,000

- IMMACULATELY PRESENTED FREEHOLD THREE BEDROOM SEMI DETACHED HOUSE
- LOUNGE/DINER
- MODERN FITTED KITCHEN
- FRONT & SPACIOUS REAR GARDEN
- EPC RATING C. COUNCIL TAX BANDING B.
- PORCH & ENTRANCE HALL
- DINING ROOM
- MODERN FITTED BATHROOM
- OFF ROAD PARKING

****IMMACULATELY PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED HOUSE****
 Good road links to A470. Walking distance to primary school & local shops. The property consists of:- Entrance porch, entrance hall, lounge/diner, dining room, modern fitted kitchen, modern fitted bathroom.. Front and spacious rear garden with views over local countryside. Off road parking. EPC RATING C. COUNCIL TAX BANDING B.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	86		
	73		

England & Wales EU Directive 2002/91/EC

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PORCH

Via sliding Upvc double glazed door to entrance porch. Upvc double glazed windows to the front and side. Insulated water proof laminate flooring, coat rack. Glazed door leading to entrance hall.

ENTRANCE HALL

Carpeted stairs to the first floor, laminate flooring, cupboard housing meters. Upvc double glazed window to the side, radiator.

LOUNGE 23 x 11 2 (7.01m x 3.35m 0.61m)

Upvc double glazed window to the front. Upvc double glazed French doors giving access to the rear garden. Wall mounted electric fire with colour changing flame and side lights. Coved ceiling, three radiators, fitted carpet. Two wall lights.

DINING ROOM 7'2" x 9'10" (2.20 x 3.00)

Upvc double glazed French doors to the rear garden. Laminate flooring, radiator. Storage cupboard with shelving. Arch way access to the extended modern kitchen.

KITCHEN 11 5 x 8 4 (3.35m 1.52m x 2.44m 1.22m)

Upvc double glazed window to the front. Modern fitted wall and base units, roll over preparation surface with inset sink drainer. Integrated 5 ring gas hob with over head extractor hood. Integrated electric oven. Space and plumbing for automatic washing machine, space for American style fridge freezer. Laminate flooring, coved ceiling, radiator. Wall mounted combination gas boiler. Archway access to the dining room.

LANDING

Upvc double glazed window to the side. Loft access with pull down ladder, partly boarded.

BEDROOM ONE 11 9 x 11 6 (3.35m 2.74m x 3.35m 1.83m)

Upvc double glazed window to the rear with lovely views of local countryside. Airing cupboard with radiator, fitted carpet, radiator.

BEDROOM TWO 11 5 x 10 4 (3.35m 1.52m x 3.05m 1.22m)

Upvc double glazed window to the front. Wardrobes to remain, fitted carpet, radiator.

BEDROOM THREE 9 9 x 7 9 (2.74m 2.74m x 2.13m 2.74m)

Upvc double glazed window to the front. Storage cupboard with hanging rail. Fitted carpet, radiator.

BATHROOM 7 4 x 5 7 (2.13m 1.22m x 1.52m 2.13m)

Obscure Upvc double glazed window to the rear. Enclosed cistern W.C. Vanity unit housing wash hand basin, tiled splash back. Double walk in shower cubicle with mains shower, tiled splash back. Insulated water proof laminate flooring, chrome heated towel rail, extractor fan.

FRONT

Path leading to entrance porch. Lawned garden with mature shrubs, wall boundaries. Drive way providing off road parking for one car.

REAR

Spacious garden with lovely views to the rear over local country side. Paved patio with paved path leading to further paved patio area. Lawned garden with mature shrubs. Outside tap, double electric socket ideally located for a hot tub.

