



7 Hillside Terrace, Hengoed, CF82 7BT

Price £215,000

- NICELY PRESENTED FREEHOLD THREE BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- UTILITY AREA & UTILITY CUPBOARD
- FIRST FLOOR BATHROOM
- EPC RATING D. COUNCIL TAX BANDING C.
- WALKING DISTANCE TO YSTRAD MYNACH VILLAGE AND TRAIN STATION
- KITCHEN
- GROUND FLOOR W.C.
- FRONT AND REAR GARDENS
- NO ONWARD CHAIN

****NICELY PRESENTED FREEHOLD SEMI DETACHED HOUSE**** Walking distance to the train station commuting to Cardiff, walking distance to Ystrad Mynach village shops and primary schools. The property consist of:- Entrance hall, lounge, dining room, kitchen, utility area & utility cupboard, ground floor W.C. Three bedrooms, family bathroom. Front and rear gardens. EPC RATING D. COUNCIL TAX BANDING C. ****NO ONWARD CHAIN****



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	84		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(02 plus) A</p> <p>(01-01) B</p> <p>(03-04) C</p> <p>(05-08) D</p> <p>(09-14) E</p> <p>(15-18) F</p> <p>(19-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

02920 881 441
caerphilly@aktons.co.uk

60 Cardiff Road,
Caerphilly, CF83 1JQ

aktons.co.uk



ENTRANCE HALL

Via Upvc double glazed door to entrance hall. Coved ceiling, picture rail and dado rail. Laminate flooring, radiator. Stairs to the first floor with spindle balustrade. Upvc double glazed window to the rear.

UTILITY CUPBOARD

Glazed window to the utility room. Cloak rack, power and lighting.

UTILITY AREA 9'3" x 4'6" (2.83 x 1.38)

Upvc double glazed door giving access to the rear garden. Upvc double glazed window to the rear. Power and lighting, tiled floor. Door to the W.C.

W.C.

Low level W.C. Vanity wash hand basin, partly tiled walls, tiled floor. Radiator.

LOUNGE 14'1" x 12'8" (4.30 x 3.87)

Upvc double glazed bay window to the front. Coved ceiling, picture rail. Fire surround with inset gas fire, back boiler, fitted carpet, radiator.

DINING ROOM 10'9" x 10'7" (3.29 x 3.25)

Upvc double glazed window to the front. Coved ceiling, picture rail. Fitted carpet, radiator.

KITCHEN 8'1" x 7'2" (2.47 x 2.19)

Upvc double glazed window to the rear. Fitted wall and base units, roll over preparation surface with inset 1.5 sink drainer, tiled splash back. Integrated electric oven and hob, integrated fridge, space for automatic washing machine. Tiled floor.

LANDING

Upvc double glazed window to the rear. Spindle balustrade, dado rail, radiator, loft access. Fitted carpet.

BEDROOM ONE 12'5" x 10'7" (3.81 x 3.25)

Upvc double glazed window to the front. Fitted wardrobes and vanity unit, hot water cylinder housed in cupboard. Fitted carpet, radiator.

BEDROOM TWO 12'4" x 10'7" (3.77 x 3.25)

Upvc double glazed window to the front. Storage cupboard, fitted carpet, radiator.

BEDROOM THREE 9'3" x 7'2" (2.83 x 2.19)

Upvc double glazed window to the rear. Fitted carpet, radiator.

BATHROOM

Obscure Upvc double glazed window to the rear. Panelled bath with Triton electric shower above, glass shower screen. vanity units housing wash hand basin with storage beneath. Low level W.C. Tiled walls, fitted carpet, radiator.

FRONT

Wall and fenced boundaries with wrought iron gates access to the scaped garden, paved steps and path leading to side entrance. Side gate access to the rear garden.

REAR

Paved patio, paved path and steps leading to the rear of the garden. Mature shrubs, lawned, green house and shed, fenced boundaries.

NO ONWARD CHAIN

