



24 Hafan Werdd, Caerphilly, CF83 3BU

Price £350,000

- IMMACULATELY PRESENTED FREEHOLD SPACIOUS DETACHED THREE BEDROOM HOUSE
- KITCHEN
- UTILITY/FAMILY ROOM
- LANDSCAPED REAR GARDEN WITH STUNNING VIEWS OVER LOCAL COUNTRYSIDE
- VIEWINGS HIGHLY RECOMMENDED
- LOUNGE/DINING ROOM/RECEPTION ROOM
- W.C.
- BLOCK PAVED DRIVEWAY TO THE FRONT
- UPVC DOUBLE GLAZING/GAS CENTRAL HEATING
- EPC RATING D/ COUNCIL TAX BAND D

****SPACIOUS IMMACULATELY PRESENTED FAMILY HOME**** Located on Mornington Meadows Estate with Stunning views to the rear over local countryside. Good road links to Newport and Cardiff. Walking distance to Caerphilly Town. The property consist of:- Entrance porch, entrance hall, lounge, dining room, reception room, kitchen, ground floor W.C. Utility/family room (The garage door remains in situ, Therefore a conversion back to a usable garage is an option). Three bedrooms to the first floor, shower room. Landscaped rear garden with stunning views to the rear. Frost free block paved driveway to the front with step access to the front.

EPC rating D. Council tax band D. ****VIEWINGS HIGHLY RECOMMENDED****

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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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ENTRANCE PORCH

Sliding patio doors giving access to the entrance porch, further door access to the entrance hall.

ENTRANCE HALL

Stairs to the first floor with spindle balustrade, wooden hand rail. Radiator, laminate flooring.

LOUNGE 10'6" x 13'3" (3.22 x 4.06)

Upvc double glazed window to the front. Coved ceiling, radiator. Feature fire surround with hearth, inset electric fire. Fitted carpet, open plan to dining room

DINING ROOM 7'10" x 9'11" (2.41 x 3.04)

Coved ceiling, radiator, fitted carpet. Open plan to reception room.

RECEPTION ROOM 9'2" x 9'8" (2.81 x 2.97)

Upvc double glazed windows to the side and rear with beautiful views over local countryside. Upvc double glazed door giving access to the rear garden. Insulated roof, Laminate flooring, radiator. Open plan to the dining room.

KITCHEN 8'4" x 9'9" (2.55 x 2.98)

Upvc double glazed window to the rear. Fitted wall and base units with some glass display wall units, built in wine rack, heated plinth. Roll over preparation surface with inset sink drainer., tiled splash back. Plumbing for automatic washing machine, and dishwasher. Space for undercounter fridge. Integrated electric oven with gas hob, overhead extractor hood. Spot lighting to the ceiling, ceramic cream floor tiles. Glazed door access to the Utility area/family room.

W.C.

Obscure Upvc double glazed door to the side. Low level W.C. vanity wash hand basin with tiled splash back. Tiled floor., radiator Wall mounted gas combination gas boiler.

UTILITY/FAMILY ROOM (WAS PREVIOUSLY THE GARAGE) 8'2" x 16'4" (2.50 x 4.98)

Upvc double glazed door to the rear garden. Power and lighting, sky light. Door to the W.C. Water tap with attached hose to the front of the house. Wood panelling to part of the walls in front of the garage door. This room has potential to put back to a garage if needed.

LANDING

Upvc double glazed window to the side. Loft access. Spindle balustrade.

BEDROOM ONE 9'6" x 12'5" (2.92 x 3.79)

Upvc double glazed window to the front. Coved ceiling, radiator, fitted carpet. Fitted wardrobes.

BEDROOM TWO 9'1" x 9'8" (2.79 x 2.96)

Upvc double glazed window to the rear with stunning views over local countryside. Coved ceiling, radiator, fitted carpet.

BEDROOM THREE 7'7" x 9'5" (2.32 x 2.88)

Upvc double glazed window to the front. Coved ceiling, radiator, fitted carpet. Built in storage cupboard.

SHOWER ROOM 7'11" x 5'8" (2.43 x 1.75)

Obscure Upvc double glazed window to the rear. Walk in double shower with mains shower and glass shower screen. Vanity unit housing wash hand basin with storage beneath. low level W.C. Tiled walls and floor. Heated towel rail.

FRONT

Steps to the side with hand rail leading to front and side access. Frost Free Block paved driveway for two cars, mature shrubs.

REAR

STUNNING VIEWS TO THE REAR. Low maintenance tiered garden. patio, artificial grassed area, paved steps leading to large patio. Mature shrubs. Fenced and wall boundaries. Maintenance Free Retaining wall to the rear works were completed 2019. Two outside taps.

