



**17 Small Meadow Court, Caerphilly, CF83 3RT**

**Price £255,000**

- SPACIOUS THREE BEDROOM TOWN HOUSE
- LOUNGE/KITCHEN DINER TO THE FIRST FLOOR
- GARAGE/BLOCK PAVED DRIVEWAY FOR TWO CARS
- EPC RATING C
- NO ONWARD CHAIN
- UTILITY ROOM/ SHOWER ROOM/ BEDROOM THREE TO THE GROUND FLOOR
- TWO DOUBLE BEDROOMS/ TWO EN SUITES TO THE SECOND FLOOR
- REAR GARDEN
- COUNCIL TAX BAND D

**\*\*SPACIOUS THREE BEDROOM MID TERRACED HOUSE\*\*** Walking distance to Caerphilly Town Centre, schools and local amenities. Good road links to Cardiff, Newport and the A470. The property consist of:- GROUND FLOOR- Bedroom three, utility room with access to the rear garden, shower room. FIRST FLOOR- Lounge, kitchen/diner. SECOND FLOOR- Bedroom one, bathroom en suite. Bedroom two, shower en suite. Garage, block paved driveway for two cars, rear garden. EPC rating C. Council tax band D. **\*\*NO ONWARD CHAIN.\*\***

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
76	89		

**Energy Efficiency Rating:** A scale from A (92 plus) to G (1-20). Current rating is 76, Potential is 89.

**Environmental Impact (CO<sub>2</sub>) Rating:** A scale from A (02 plus) to G (1-20).

EU Directive 2002/91/EC

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### ENTRANCE HALL

Via composite door to entrance hall. Cloak cupboard, airing cupboard housing hot water tank. Vinyl flooring, radiator, turned stairs to the first floor.

### GROUND FLOOR SHOWER ROOM

Shower cubicle with mains shower, pedestal wash hand basin, tiled splash back, W.C. Radiator, vinyl flooring, extractor fan.

### UTILITY ROOM 7'9" x 5'7" (2.38 x 1.72)

Double glazed composite door giving access to the rear garden. Fitted wall and base units, inset sink drainer, tiled splash back. Automatic washing machine & dryer to remain. Vinyl flooring, radiator.

### GROUND FLOOR BEDROOM 7'10" x 8'6" (2.39 x 2.61)

Upvc double glazed window to the rear. Fitted shelving unit with hanging rail. Fitted carpet, radiator.

### STAIRS TO THE FIRST FLOOR

### LOUNGE 14'7" x 17'4" (4.46 x 5.30)

Two Upvc double glazed window's to the front, feature fire surround with inset electric fire, radiator, fitted carpet.



### KITCHEN/DINER 10'0" x 14'7" (3.06 x 4.45)

Two Upvc double glazed window's to the rear. Roll over preparation surface with inset sink drainer, tiled splash back. Wall and base units, integrated electric oven, inset gas hob, extractor hood. Space for fridge freezer, dish washer to remain. Space for table and chairs, vinyl flooring, radiator.

### STAIRS TO THE SECOND FLOOR

### BEDROOM ONE 14'7" 12'7" (4.45 3.85)

Two Upvc double glazed window's to the front. Fitted carpet, radiator. Door to En Suite.

### EN SUITE BATHROOM

Panelled bath with shower mixer taps, vanity unit housing wash hand basin, tiled splash back. W.C. Shaver socket, radiator, extractor fan, vinyl flooring.

### BEDROOM TWO

Two Upvc double glazed window's to the second floor. Fitted carpet, radiator, door to En suite shower room.

### EN SUITE SHOWER ROOM

Corner shower cubicle with mains shower, Pvc splash back, vanity unit housing wash hand basin, tiled splash back, shaver socket. Enclosed cistern W.C. Vinyl flooring, radiator.



### FRONT

Block paved driveway for two cars. Open porch access to the front door. Purpose built storage shed. Up and over door to the garage.

### REAR

### GARAGE

Up and over door. Power and lighting.

### NO ONWARD CHAIN