



189 Pen Y Cae, Caerphilly, CF83 3BX

Price Guide £160,000

- NICELY PRESENTED TWO BEDROOM END OF TERRACE HOUSE
- GOOD ROAD LINKS TO CARDIFF & NEWPORT
- LOUNGE/DINER
- FIRST FLOOR BATHROOM
- NO ONWARD CHAIN
- LOCATED IN MORNINTON MEADOWS WITHIN WALKING DISTANCE TO CAERPHILLY TOWN
- WALKING DISTANCE TO PRIMARY SCHOOLS
- KITCHEN
- EPC RATING D /COUNCIL TAX BANDING B

A well presented two bedroom property located on the Mornington Meadows Estate. Benefits include walking distance to primary schools and Caerphilly town plus good road links to Cardiff & Newport.

The property consists of:- Entrance hall, lounge diner, kitchen, two bedrooms, first floor bathroom. Front & Rear gardens. Garage located to the rear of the property in block. EPC rating D. Council tax banding B.

Further benefits include no onward chain!

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<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>(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 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>	

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ENTRANCE HALL

Via Upvc double glazed door to entrance hall. Stairs to the first floor, meter box. Door to the lounge.

LOUNGE/DINER 17'9" x 12'1" (5.43 x 3.70)

Upvc double glazed window to the front. Understairs storage cupboard, radiator, electric fire, fitted carpet.

KITCHEN 12'1" x 6'11" (3.70 x 2.12)

Upvc double glazed window overlooking the garden. Upvc double glazed door giving access to the rear garden. Fitted wall and base units, roll over preparation surface with inset sink/drain, tiled splash back. Integrated electric oven, inset electric hob with over head extractor hood. Plumbing and space for automatic washing machine, space for fridge freezer. Tiled floor. Door to the lounge.

LANDING

Loft access. Fitted carpet.

BEDROOM ONE 12'1" x 11'7" (3.70 x 3.55)

Upvc double glazed window to the front. Built in wardrobe housing gas combination boiler, fitted carpet, radiator.

BEDROOM TWO 10'11" x 7'6" (3.34 x 2.31)

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

BATHROOM

Obscure Upvc double glazed window to the rear. Panelled bath with shower mixer taps, pedestal wash hand basin, vanity mirror, tiled splash back, radiator. Vinyl flooring.

FRONT

Paved path to front entrance, side access to the rear garden. Lawned garden. Wall and fenced boundaries.

REAR

Wall and fenced boundaries, rear gate access. Paved patio, lawned garden with mature shrubs.

GARAGE

Garage located in block towards the rear of the property.

NO ONWARD CHAIN

