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8 Bryn Derwen, Caerphilly, CF83 2UZ

**Price £550,000**

- IMMACULATELY PRESENTED FREEHOLD FOUR DOUBLE BEDROOM DETACHED HOUSE
- KITCHEN/SPACIOUS UTILITY ROOM
- FAMILY BATHROOM & ENSUITE TO THE MASTER BEDROOM
- REAR GARDEN
- THREE RECEPTION ROOMS
- WC CLOAKROOM
- GARAGE/SPACIOUS BLOCK PAVED DRIVEWAY
- EPC RATING C / COUNCIL TAX BANDING G

**\*\*IMMACULATE SPACIOUS FAMILY HOME\*\*.** Lovely views from the rear of the property, located in a quiet cul de sac. Good road links to the A470 commuting to Cardiff. The property consists of:- entrance hall, three reception rooms, W.C. kitchen/diner, utility room, four double bedrooms, en suite to the master bedroom. Well presented family bathroom, spacious landing. Detached garage and spacious block paved driveway. Upvc double glazing, gas central heating. EPC rating C. Council tax banding G. **\*\*VIEWING HIGHLY RECOMMENDED\*\*.**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	82		

**Energy Efficiency Rating:** A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
**Environmental Impact (CO<sub>2</sub>) Rating:** A (0-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70).

England & Wales EU Directive 2002/91/EC  
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#### ENTRANCE HALL

Via Upvc double glazed door with Upvc double glazed side panels to spacious entrance hall. Turned carpeted stairs to the first floor with spindle balustrade, Upvc double glazed window to the side, spot lighting to coved ceiling, under stairs storage cupboard, radiator, smoke alarm. Carpet flooring.

#### LOUNGE 13'5" x 19'9" (4.10 x 6.02)

Upvc double glazed bay window to the front, Upvc double glazed window to the side. Coved ceiling, radiator. Feature fire surround with mirror, inset coal effect electric fire, two wall lights. Carpet flooring.

#### RECEPTION ROOM 17'11" x 10'2" (5.48 x 3.11)

Upvc double glazed window to the front. coved ceiling, radiator, T.V. point. Carpet flooring.

#### STUDY 14'4" x 9'3" (4.38 x 2.83)

Upvc double glazed french doors giving access to the rear garden. Cove ceiling, radiator. Carpet flooring.

#### W.C. 5'1" x 6'2" (1.57 x 1.89)

Obscure Upvc double glazed windows to the front. Vanity unit housing wash hand basin, low level W.C, Coved ceiling with spot lights, extractor fan, radiator. Tiled floor and splash back.

#### KITCHEN/DINER 17'11" x 10'2" (5.48 x 3.11)

Upvc double glazed window to the rear. Upvc double glazed french doors giving access to the rear garden. Fitted wall and base units, roll over preparation surface with inset sink drainer with chrome mixer tap, tiled splash back. Integrated eye level electric double oven, inset five ring gas hob with overhead extractor hood. Integrated dishwasher, space for American style fridge freezer. Ceramic tiled floor, coved ceiling with spot lighting. Space for table and chairs. Door to the Utility Room.

#### UTILITY ROOM 7'8" x 9'2" (2.35 x 2.81)

Upvc double glazed window to the rear, Wall and base units with inset sink/drainer, tiled splash back. Wall mounted Worcester combination gas boiler, plumbing for automatic washing machine, space for dryer. Coved ceiling, extractor fan, radiator. Ceramic tiled floor.

#### LANDING

Spacious landing, spindle balustrade, Upvc double glazed window to the front, radiator, storage cupboard with shelving, smoke alarm. Carpet flooring.

#### BEDROOM ONE 11'7" x 10'9" (3.54 x 3.30)

Upvc double glazed window to the front. Fitted wardrobes, coved ceiling with spot lighting, radiator. Carpet flooring. Door to the en suite.

#### EN SUITE 7'8" x 5'2" (2.35 x 1.59)

Nicely presented. Double glazed sky light window. Corner shower cubicle with mains shower. Vanity unit housing wash hand basin, mirror with shaver point low level W.C, with enclosed cistern, built in storage cupboard. Chrome heated towel rail, extractor fan. Tiled walls and floor. Spot lighting to the ceiling.

#### BEDROOM TWO 13'10" x 12'6" (4.22 x 3.82)

Upvc double glazed window to the front and rear with lovely views overlooking the garden. Coved ceiling with spot lighting, radiator. Carpet flooring.

#### BEDROOM THREE 11'0" x 9'4" (3.37 x 2.86)

Upvc double glazed window to the rear, radiator, coved ceiling. carpet flooring.

#### BEDROOM FOUR 10'8" x 7'7" (3.27 x 2.32)

Upvc double glazed window to the rear, fitted wardrobe, radiator, coved ceiling. Carpet flooring.

#### FAMILY BATHROOM 2.02 x 2.89

Upvc double glazed window to the rear, fitted wardrobe, radiator, coved ceiling. Carpet flooring.

#### FRONT

Spacious block paved drive leading to the front and side access. Wall, wrought iron railings and chain link boundaries. electric socket, outside wall lights, porch light. Outside tap.

#### GARAGE

Spacious block paved drive leading to the front and side access. Wall, wrought iron railings and chain link boundaries. electric socket, outside wall lights, porch light. Outside tap.

#### REAR

Paved patio, lawned garden, raised planted borders with railway sleepers, decked area to the rear of the garden. Fenced boundaries, side gate access. Security light. Views to the rear.

