

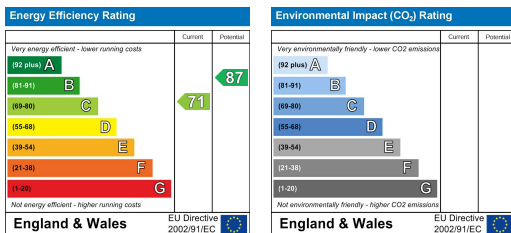


63 Brynau Road, Caerphilly, CF83 1PF

**Price £225,000**

- FREEHOLD SEMI DETACHED HOUSE IN NEED OF UPDATING
- LOUNGE/DINING ROOM
- THREE BEDROOMS
- GARAGE
- EPC RATING C/ COUNCIL TAX BAND C
- SOUGHT AFTER ESTATE
- KITCHEN
- BATHROOM
- FRONT & REAR GARDEN
- NO ONWARD CHAIN

**\*\*FREEHOLD THREE BEDROOM SEMI DETACHED HOUSE\*\*** Located on the sought after estate Castle Park, walking distance to Caerphilly Town, train station commuting to Cardiff. Close to primary school, walking distance to St martins comprehensive school. Good road links to Cardiff, Newport and the A470. The house consists of:- Entrance hall, lounge, dining room, kitchen, inner passageway leading to the garage. Three bedrooms and bathroom to the first floor. Front & rear gardens. **\*\*IN NEED OF UPDATING\*\*** EPC rating C. Council tax banding C. NO ONWARD CHAIN.



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### ENTRANCE HALL

Via Newly fitted Upvc double glazed door to entrance hall. Stair's to the first floor, fitted carpet, cupboard housing gas and electric meters.

### LOUNGE 13'11" x 12'9" (4.26 x 3.91)

Upvc double glazed window to the front. Stone fire surround with gas fire, shelving to the alcoves, wood panelled walls. Carpet, radiator. Sliding glazed doors to the dining room.

### DINING ROOM 9'10" x 8'11" (3.00 x 2.72)

Upvc double glazed window and door to the rear. carpet, radiator, mirror wall tiles, access to the kitchen.

### KITCHEN 9'10" x 8'0" (3.00 x 2.44)

Upvc double glazed window to the rear. Door access to the inner passageway. Wall and base unit housing sink and drainer. Storage cupboard, radiator. (Kitchen is in need of a full refit).



### INNER PASSAGEWAY

Upvc double glazed door's giving access to the front and rear garden. Door access to the garage.

### LANDING

Upvc double glazed window to the side. Loft access. Cupboard housing gas combination boiler.

### BEDROOM ONE 12'9" x 10'4" (3.91 x 3.16)

Upvc double glazed window to the front. Carpet, radiator.

### BEDROOM TWO 10'4" x 9'10" (3.16 x 3.00)

Upvc double glazed window to the rear. Carpet, radiator.

### BEDROOM THREE 7'2" x 5'10" (2.20 x 1.80)

Upvc double glazed window to the front. Carpet, radiator.



### BATHROOM

Obscure Upvc double glazed window to the rear. Panelled bath, pedestal wash hand basin, low level W.C. Tiles splash back and wood panelling to the walls. Vinyl floor tiles, radiator.

### GARAGE

Up and over door. Door to inner passageway.

### FRONT

Double wrought iron gate access to driveway and garden. Lawned garden, mature shrubs, wall and fenced boundaries.

### REAR

Lawned garden with path leading to the rear of the garden. Wall and fenced boundaries, mature shrubs.

### NO ONWARD CHAIN