



98 St. Cattwgs Avenue, Gelligaer, CF82 8FE

**Price £130,000**

- Semi-Deatched
- Two Double Bedrooms
- Large Rear Garden
- Good Road Links
- Council Tax Band - B
- Driveway
- Recently Re-Furbished Kitchen
- Downstairs WC
- EPC Rating - A
- Leasehold Solar Panels

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		95	95
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Nestled on the charming St. Cattwgs Avenue in Gelligaer, this delightful semi-detached property offers a perfect blend of comfort and modern living. This home features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call their own.

Upon entering, you are welcomed into a bright and airy reception room. The refurbished kitchen is a standout feature, boasting contemporary fittings and storage, ensuring that cooking and dining experiences are both enjoyable and efficient.

Outside, the large rear garden presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air in a private setting. The driveway provides convenient off-street parking, adding to the practicality of this lovely home.





**Entrance Porch**

**Living Room**

**Kitchen**

**WC**

**Landing**

**Bedroom One**

**Bedroom Two**

**Outside**

