



1B Pen-Y-Ffordd, Caerphilly, CF83 2SS

Price £280,000

- NEW BUILD LOCATED IN CAERPHILLY
- THREE BATHROOMS
- UNDERFLOOR HEATING POWERED BY THE LATEST 7KW HEAT SOURCE PUMP
- BLOCK PAVED AREA FOR PARKING FOR TWO CARS PLUS AMPLE OFF STREET PARKING
- EN SUITE TO MASTER BEDROOM TO INCLUDE TOILET SHOWER AND VANITY UNIT
- 3 BEDROOM SEMI DETACHED HOUSE
- OPEN PLAN LIVING
- SEPARATE UTILITY ROOM FOR WASHING MACHINE AND TUMBLE DRYER
- REAR GARDEN, EXTERNAL LIGHTING INCLUDED
- B + SAP RATING

****QUALITY NEW BUILD**** Three bedroom semi detached house. Located within walking distance to Caerphilly town centre. Good road links to Cardiff and the A470. Three phase electric supply to house for fast economical car charging. Ground floor shower room, shower en suite to master bedroom, family bathroom with shower cubicle and bath. Tiled floors in all bathroom/utility room and shower rooms. Patio and turfed garden. Loft ladder and light to main loft. chrome light fittings and sockets, ****EARLY BIRD ENQUIRIES WELCOMED.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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ENTRANCE HALL
 UTILITY ROOM
 SHOWER ROOM
 KITCHEN OPEN PLAN TO LOUNGE
 LANDING
 BEDROOM ONE
 SHOWER EN SUITE
 BEDROOM TWO
 BEDROOM THREE
 FAMILY BATHROOM
 FRONT
 REAR
 NEW BUILD

