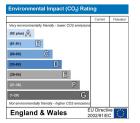






# Energy Efficiency Rating Very aways afficiar - lower ranning costs 102 mess A 103-01 B 109-40 C 109-40 E 109-



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2 East View, Caerphilly, CF83 1LJ

# Offers In Excess Of £205,000

- SPACIOUS THREE DOUBLE BEDROOM MID TERRACE HOUSE
- GOOD ROAD AND RAIL LINKS TO CARDIFF
- TWO RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- EPC RATING C/COUNCIL TAX BAND C

- OFFERS IN EXCESS OF £205,000
- TOWN LOCATION WALKING DISTANCE TO THE TWYN PRIMARY SCHOOL
- KITCHEN/UTILITY ROOM/W.C.
- FIRST FLOOR BATHROOM WITH SEPERATE W.C.
- NO ONWARD CHAIN

\*\*SPACIOUS THREE BEDROOM MID TERRACE HOUSE\*\* Located in Caerphilly town walking distance to shops, train station commuting to Cardiff, primary and comprehensive schools. Good road links to the A470. The house consists of:- Entrance porch, entrance hall, lounge, sitting room/dining room, kitchen, utility room, ground floor W.C. first floor bathroom with separate W.C. Upvc double glazing, gas central heating. EPC rating C. Council tax band C. \*\*NO ONWARD CHAIN\*\*













### **ENTRANCE PORCH**

Upvc double glazed door to entrance porch.

### **ENTRANCE HALL**

Glazed door to entrance hall. Fitted carpet, dado rail, radiator. Turned stair case to the first floor.

### **LOUNGE**

Upvc double glazed square bay window to the front. Coved ceiling, dado rail. two radiators, electric fire.

### SITTING ROOM

Upvc double glazed window to the rear. Sky light windows. Under stairs storage cupboard. Walk in pantry cupboard with shelving. Two radiators, dado rail, coved ceiling, fitted carpet. Fire surround with inset gas fire. Door to the kitchen.

### **KITCHEN**

Upvc double glazed window to the side. Fitted wall and base units. Roll over preparation surface with inset sink drainer, tiled splash back. Space for gas cooker. Glazed door to the utility room. Built in storage cupboard,

### **UTILITY ROOM**

Upvc double glazed window to the rear and side. Wooden door access to the garden. Fitted wall and base cupboards. space for under counter fridge, plumbing and space for automatic washing machine, space for fridge freezer. Radiator, wall mounted gas combination gas boiler.

### W.C.

Upvc double glazed window to the side. Low level W.C. Vanity wash hand basin tiled splash back.

### **LANDING**

Upvc double glazed window to the side. Loft access, radiator.

### **BEDROOM ONE**

Upvc double glazed window to the front. Coved ceiling, two radiators, fitted carpet.

### **BEDROOM TWO**

Upvc double glazed window to the side. Fitted wardrobes., radiator, fitted carpet, coved ceiling.

### **BEDROOM THREE**

Upvc double glazed window to the side. fitted wardrobes, radiator, fitted carpet, coved ceiling.

### FIRST FLOOR W.C.

Upvc obscure double glazed window to the rear. Low level W.C. Radiator, tiled walls.

### **BATHROOM**

Upvc obscure double glazed window to the rear. Panelled bath with shower mixer taps, pedestal wash hand basin, tiled walls, radiator.

### **FRONT**

Gate access to the front forecourt.

### **REAR**

Rear gate access. Enclosed rear garden with purpose built shed.

### **NO ONWARD CHAIN**