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179 Nantgarw Road, Caerphilly, CF83 1AN

**Price £199,950**

- NICELY PRESENTED TWO BEDROOM END OF TERRACE HOUSE
- CLOSE TO ABER TRAIN STATION COMMUTING TO CARDIFF
- GROUND FLOOR W.C.
- DOUBLE GARAGE
- EPC RATING COUNCIL TAX BAND
- WALKING DISTANCE TO CAERPHILLY TOWN & THE HISTORIC CAERPHILLY CASTLE
- LOUNGE & DINING ROOM
- FIRST FLOOR BATHROOM
- LOW MAINTENANCE REAR GARDEN
- NO ONWARD CHAIN

**\*\*NICELY PRESENTED TWO BEDROOM END OF TERRACE HOUSE\*\*** Walking distance to Caerphilly town Centre and Aber trains station. The property consists of:- Entrance hall, lounge, dining room, modern fitted kitchen, ground floor W.C. Two bedrooms and bathroom to the first floor. Upvc double glazing, gas central heating. Double garage to the rear with door access from the garden. Nicely presented rear garden. EPC rating D. Council tax band C.  
**\*\*NO ONWARD CHAIN\*\***





### ENTRANCE HALL

Via Upvc double glazed door to entrance hallway. Laminate flooring, coved ceiling, carpeted stairs to the first floor with handrail, radiator.

### LOUNGE 14'8 x 9'8 (4.47m x 2.95m)

Upvc double glazed window to the front. Laminate flooring, radiator, coved ceiling, fitted shelving and cupboards to the alcoves. Arch way to the dining room,

### DINING ROOM 11'4 x 10'11 (3.45m x 3.33m)

Upvc double glazed window to the rear. Laminate flooring, coved ceiling, radiator. Shelving and cupboards to alcoves. Arch way to the lounge. Door access to the kitchen.

### KITCHEN 9'10 x 8'5 (3.00m x 2.57m)

Upvc double glazed window to the side. Upvc double glazed door giving access to the rear garden. Rollover preparation surface with inset sink drainer, tiled splash back.. Fitted wall and base units, integrated electric oven, inset gas hob with over head extractor hood. Plumbing and space for the automatic washing machine. Integrated fridge and freezer, radiator, spot lighting to the ceiling.



### W.C.

Obscure Upvc double glazed window to the side. Low level W.C.

### LANDING

Upvc double glazed window to the rear. Spindle balustrade, loft access, coved ceiling, two storage cupboards, loft access, fitted carpet.

### BEDROOM ONE 13'5 x 6'10 (4.09m x 2.08m)

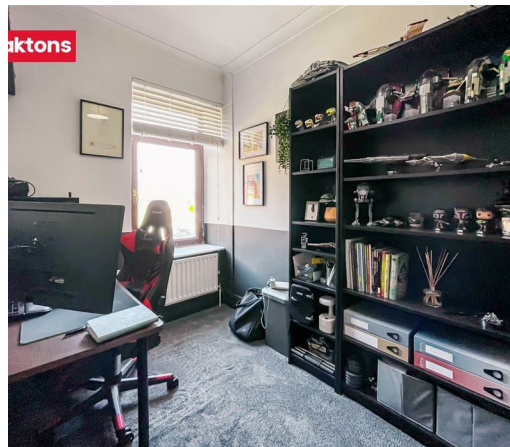
Upvc double glazed window to the front. Coved ceiling, radiator, laminate flooring.

### BEDROOM TWO 10'8 x 6'2 (3.25m x 1.88m)

Upvc double glazed window to the rear. Coved ceiling, radiator, fitted carpet,

### FIRST FLOOR BATHROOM 10'8 x 6'2 (3.25m x 1.88m)

Upvc double glazed window to the rear. Panelled bath with shower above, glass shower screen. Pedestal wash hand basin, tiled splash back, low level W.C. Coved ceiling, radiator, vinyl flooring.



### REAR GARDEN

Paved patio, artificial grass, planted borders. wall boundaries, door to the garage, side gate access.

### DOUBLE GARAGE

Up and over door with rear lane access. Door and window to the rear garden. Power and lighting, water tap.

### NO ONWARD CHAIN