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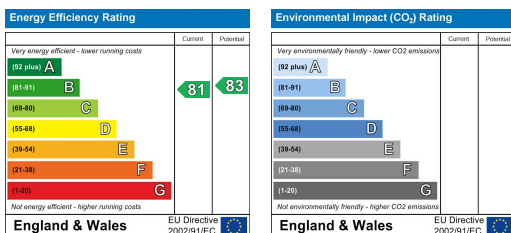


41 Herons Way, Caerphilly, CF83 1SW

Price £210,000

- NICELY PRESENTED TWO BEDROOM SEMI DETACHED HOUSE
- FIRST FLOOR BATHROOM
- LAWNED FRONT GARDEN WITH DRIVEWAY TO THE SIDE
- WALKING DISTANCE TO LOCAL AMENITIES
- EPC RATING B/COUNCIL TAX BAND C
- KITCHEN/BREAKFAST ROOM
- REAR GARDEN WITH PURPOSE BUILT SHED
- LOCATED IN THE SOUGHT AFTER CASTLE VIEW ESTATE
- GOOD ROAD LINKS TO THE A470
- SOLAR PANELS. NO ONWARD CHAIN

****NICELY PRESENTED TWO BEDROOM SEMI DETACHED HOUSE**** Located on the sought after Castle View Estate, walking distance to local amenities, good road links to the A470. The property consists of:- Entrance hall, kitchen/breakfast room, two bedrooms and bathroom to the first floor. Front garden with driveway to the side, low maintenance rear garden, with purpose built shed. EPC rating B. Council tax band C. Solar panels. ****NO ONWARD CHAIN****



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LOUNGE 13'8" x 12'0" (4.17 x 3.68)

Upvc double glazed door giving access to the lounge. Upvc double glazed window to the front. Laminate flooring, radiator. Stairs to the first floor with spindle balustrade.

KITCHEN/BREAKFAST ROOM 12'0" x 9'5" (3.68 x 2.88)

Upvc double glazed window to the rear. Upvc double glazed door to the rear garden. Roll over preparation surface with 1.5 inset sink/drain, tiled splash back. Fitted wall and base units, integrated electric oven, inset gas hob with over head extractor fan. Space for upright fridge freezer, washing machine to remain. Radiator, laminate flooring, extractor fan. Space for table and chairs.

LANDING

Loft access, spindle balustrade, fitted carpet.

BEDROOM ONE 9'10" x 9'9" (3.00 x 2.98)

Upvc double glazed window to the front. Fitted carpet, radiator, arch way to potential wardrobe space.



BEDROOM TWO 12'0" x 7'8" (3.68 x 2.35)

Upvc double glazed window to the rear. Fitted carpet, radiator. Storage cupboard housing gas boiler.

BATHROOM

Panelled bath with shower mixer taps, pedestal wash hand basin with vanity unit above, low level W.C. Tiled splash back. Radiator, extractor fan, vinyl flooring.

FRONT

Lawned garden, driveway to the side. Side gate access to the rear garden.

REAR

Low maintenance garden with stone chippings, fenced boundaries, side gate access to the front. Purpose built storage shed. Not overlooked from the rear.

NO ONWARD CHAIN

SOLAR PANELS

