



| Energy Efficiency Rating                                                                                                 |           |
|--------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                  | Potential |
| 75                                                                                                                       | 87        |
| <small>Very energy efficient - lower running costs</small><br><small>Not energy efficient - higher running costs</small> |           |
| <small>EU Directive 2002/91/EC</small>                                                                                   |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                 |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                        | Potential |
|                                                                                                                                                                |           |
| <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small><br><small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> |           |
| <small>EU Directive 2002/91/EC</small>                                                                                                                         |           |

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**83 Dol-Y-Pandy, Caerphilly, CF83 8HL**

**Price £345,000**

- IMMACULATELY PRESENTED THREE BEDROOM DETACHED HOUSE
- WALKING DISTANCE TO LOCAL AMENITIES
- LOUNGE
- CONSERVATORY SUN ROOM WITH ACCESS FROM THE GARDEN
- EPC RATING C
- SOUGHT AFTER MANOR PARC ESTATE IN THE VILLAGE OF BEDWAS
- GROUND FLOOR W.C
- KITCHEN DINER
- EN SUITE TO MASTER BEDROOM/FAMILY BATHROOM
- COUNCIL TAX BAND

**\*\*IMMACULATELY PRESENTED THREE BEDROOM DETACHED HOUSE\*\*** Located on the sought after Manor Parc estate in the village of Bedwas. Good road links to the A470 Newport and Cardiff. Walking distance to primary and comprehensive schools. The property consists of:- Entrance hall, W.C. spacious lounge, kitchen/diner, sun room conservatory with access from the garden. En suite shower room to the master bedroom, family bathroom. Front and rear gardens. Garage. EPVC rating C. Council tax band D. **\*\*VIEWINGS HIGHLY RECOMMENDED\*\***



### ENTRANCE HALL

Via Upvc double glazed door to entrance hall. Stairs to the first floor, coved ceiling, laminate flooring, radiator.

### W.C.

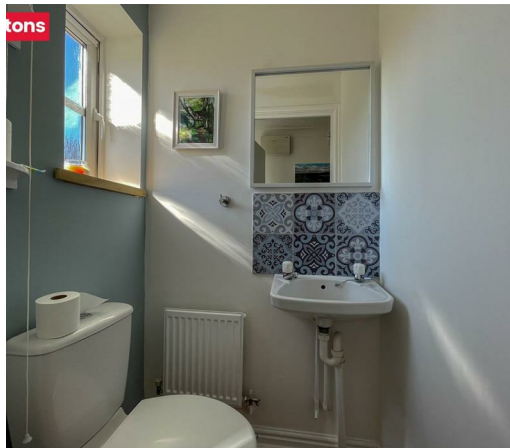
Obscure Upvc double glazed window to the front. Low level W.C. wall mounted vanity wash hand basin with tiled splash back, radiator, extractor fan, vinyl flooring.

### LOUNGE 18' x 14'1 (5.49m x 4.29m)

Upvc double glazed window to the front. Feature inset electric fire, coved ceiling, laminate flooring, radiator. Door access to the kitchen/diner.

### KITCHEN/DINER 16'5 x 8'10 (5.00m x 2.69m)

Spacious kitchen/diner. Upvc double glazed window overlooking the conservatory sun room. Upvc double glazed French doors giving access to the rear garden. Fitted wall and base units, roll over preparation surface with inset sink/drain. Space for washing machine, upright fridge freezer & table and chairs. Integrated electric cooker with inset hob with overhead cooker hood. Tiled floor, radiator. Understairs storage cupboard.



### LANDING

Upvc double glazed window to the side. Fitted carpet, loft access.

### BEDROOM ONE

Upvc double glazed window to the front. Laminate flooring, radiator, door to En suite shower room.

### EN SUITE

Obscure Upvc double glazed window to the side. Shower cubicle with mains shower, W.C. with enclosed cistern, vanity unit housing wash hand basin with storage beneath. Ladder radiator, tiled splash back, vinyl flooring.

### BEDROOM TWO

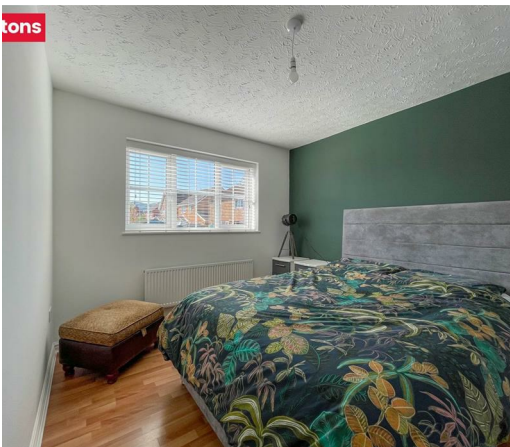
Upvc double glazed window to the rear. Laminate flooring, radiator.

### BEDROOM THREE

Upvc double glazed window to the front. Laminate flooring, radiator.

### BATHROOM

Obscure Upvc double glazed window to the rear. Panelled bath with shower mixer taps. W.C. with enclosed cistern, vanity unit housing wash hand basin with storage beneath. Ladder radiator, extractor fan, vinyl flooring, tiled splash back.



### GARAGE

Up and over door. Power and lighting, door access to the rear garden.

### CONSERVATORY SUN ROOM

Access from the rear garden via Upvc double glazed French doors, low level walls with Upvc double glazed windows overlooked the well kept garden.

### FRONT

Land scaped front garden with mature shrubs and stone chippings. Driveway leading to the garage.

### REAR

Well kept garden mostly laid with lawn, decked area, crazy paving path leading to the rear of the garden, patio area. Mature shrubs, fenced boundaries, shed, access to the conservatory sun room.