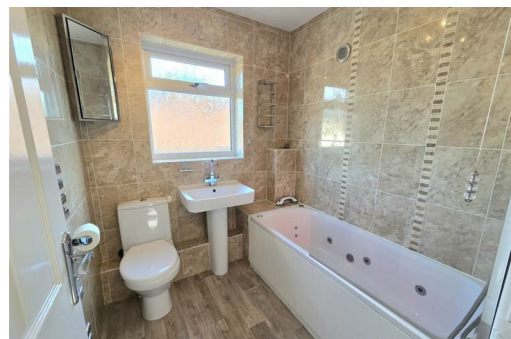




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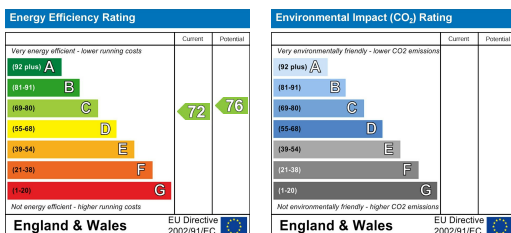


49 Heol Y Ddol, Caerphilly, CF83 3JF

Price £315,000

- NICELY PRESENTED THREE BEDROOM EXTENDED SEMI DETACHED HOUSE
- LOUNGE
- KITCHEN WITH DOOR ACCESS TO THE GARAGE
- BLOCK PAVED DRIVEWAY
- LOW MAINTENANCE REAR GARDEN LAID WITH RESIN PATIO
- ENTRANCE PORCH/ENTRANCE HALLWAY
- DINING ROOM
- ORANGERY
- GARAGE
- EPC RATING C/ COUNCIL TAX BAND C / NO ONWARD CHAIN

****EXTENDED THREE BEDROOM SEMI DETACHED HOUSE**** Located in a cul de sac on Pontypandy estate within walking distance to local amenities, schools, train station and Caerphilly town centre. The property consists of:- Entrance porch, entrance hall, lounge, dining room, orangerie, kitchen with door access to the garage. Block paved driveway to the front for two cars. low maintenance rear garden laid with patterned resin. EPC rating C. Council tax band C. ****NO ONWARD CHAIN****



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ENTRANCE PORCH

Via Upvc double glazed door to entrance porch. Upvc double glazed window to the side. Wood block flooring, radiator. Door access to the entrance hall.

ENTRANCE HALL

Glazed window to the side. Carpeted stairs to the first floor, coved ceiling, radiator, wood block flooring. Door access to the lounge.

LOUNGE

Upvc double glazed window to the front with fitted venetian blinds. Coved ceiling, fitted carpet, radiator, understairs storage cupboard. Feature fire place with gas coal effect fire. Double door access to the dining room.

DINING ROOM

Coved ceiling, radiator, fitted carpet. Double door access to the Orangery, door access to the kitchen.

ORANGERY

low level walls, Upvc double glazed windows over looking the rear garden with blinds. Upvc double glazed French doors giving access to the rear garden. Wood block flooring, radiator, door access to the kitchen.



KITCHEN

Upvc double glazed window to the rear. Fitted wall and base units, roll over preparation surface with sink/drain, tiled splash back. Integrated electric oven, inset electric hob with over head extractor hood. Automatic washing machine and fridge to remain. Tiled floor, chrome heated towel rail. Door access to the Orangery, dining room and garage.

LANDING

Upvc double glazed window to the side. Spindle balustrade, coved ceiling, fitted carpet, loft access.

BEDROOM ONE

Upvc double glazed window to the front with venation blinds. Laminate flooring, coved ceiling, radiator.

BEDROOM TWO

Upvc double glazed window to the rear with venation blinds.. Laminate flooring, radiator, coved ceiling.

BEDROOM THREE

Upvc double glazed window to the front. Coved ceiling, dado rail, laminate flooring, radiator. Storage cupboard.



BATHROOM

Obscure Upvc double glazed window to the rear. Spa bath with mains shower above, glass shower screen. Pedestal wash hand basin, low level W.C. Tiled walls and floor, extractor fan, chrome heated towel rail.

GARAGE

Electronic door. Power and lighting, door access to the kitchen. Glazed window to the side. American style fridge freezer to remain.

FRONT

Block paved driveway to the front. Planed borders.

REAR

Fenced boundaries, resin patio with stone chipping borders. Outside tap.

NO ONWARD CHAIN