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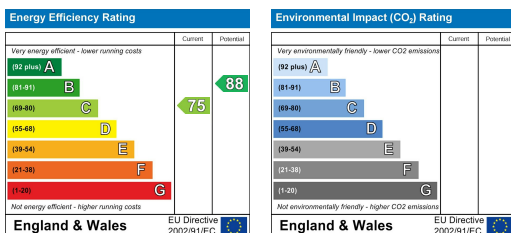
28 Hazel Grove, Caerphilly, CF83 8GU

Price £200,000

- NICELY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- KITCHEN/DINER
- FIRST FLOOR BATHROOM
- REAR GARDEN
- GOOD ROAD LINKS TO CARDIFF AND NEWPORT
- LOUNGE
- GROUND FLOOR W.C.
- FRONT GARDEN WITH OFF ROAD PARKING
- EPC RATING C / COUNCIL TAX BAND C
- NO ONWARD CHAIN

****THREE BEDROOM SEMI DETACHED HOUSE**** Located in the village of Trethomas, walking distance to schools, shops and park area. Good road links to Caerphilly, Newport and Cardiff. Good public transport links to Caerphilly train station commuting to Cardiff. The property consist of:- lounge, kitchen open plan to dining room, ground floor W.C. First floor bathroom. Front and rear garden, two separate driveways. EPC rating C. Council tax band C.

****VIEWS RECOMMENDED****



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LOUNGE 13'5 x 10'6 (4.09m x 3.20m)

Upvc double glazed door giving access to the lounge. Upvc double glazed window to the front. Vinyl flooring, radiator, stairs to the first floor.

KITCHEN/OPEN PLAN DINING ROOM 16'8 x 8'1 (5.08m x 2.46m)

DINING AREA. Upvc double glazed sliding patio doors to the rear garden. Vinyl flooring, radiator. Open plan to the kitchen. Two Upvc double glazed window's to the side, fitted wall and base units, roll over preparation surface with inset Belfast sink. Inset 5 ring gas hob with over head extractor hood. Integrated electric cooker, plumbing for automatic washing machine, space for upright fridge/freezer. Vinyl flooring, Under stairs storage area housing meters.

GROUND FOOR W.C.

Obscure Upvc double glazed window to the side. Low level W.C. Vanity wash hand basin, tiled floor.

LANDING

Loft access.

BEDROOM ONE 13'6 x 10'8 (4.11m x 3.25m)

Upvc double glazed window to the front. Fitted carpet, radiator, storage cupboard.

BEDROOM TWO 12'8 x 8'10 (3.86m x 2.69m)

Upvc double glazed window to the rear. Fitted carpet, radiator.

BEDROOM THREE 8'6 x 8' (2.59m x 2.44m)

Upvc double glazed window to the rear. Fitted carpet, radiator.

BATHROOM

Obscure Upvc double glazed window to the front. Panelled bath with Triton Electric shower above, pedestal wsh hand basin, low level W.C. Tiled walls, vinyl flooring, Storage cupboard housing gas boiler..

FRONT

Lawned garden, paved path to front and side access. Two separate driveways, storage shed. Side gate access.

REAR

Fitted Gazebo porch with Perspex roof. Purpose built shed. paved path to the rear and side of the garden. Fenced boundaries with side gate access.

NO ONWARD CHAIN

