

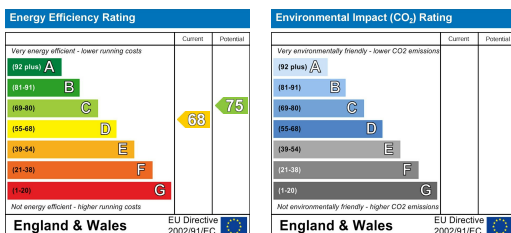


10 Brynawel, Caerphilly, CF83 2EX

Price £190,000

- TWO BEDROOM SEMI DETACHED HOUSE
- VIEWS TO THE REAR OF THE PROPERTY OF LOCAL COUNTRYSIDE
- GOOD ROAD LINKS TO THE A470
- WALKING DISTANCE TO LOCAL AMENITIES
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- FIRST FLOOR BATHROOM
- DRIVEWAY TO THE SIDE
- UPVC DOUBLE GLAZING/GAS CENTRAL HEATING
- EPC RATING /COUNCIL TAX BAND

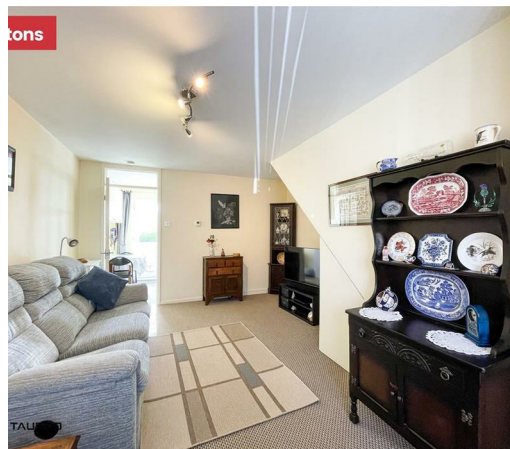
**\*\*TWO BEDROOM SEMI DETACHED HOUSE\*\*** Views to the rear of the property with stunning views over local countryside. Walking distance to local amenities and schools. Good road links to the A470. The house consists of:- Entrance hall, lounge, kitchen/breakfast room, two bedrooms with first floor bathroom. Front and rear gardens, driveway to the side. Upvc double glazing, gas central heating. EPC rating D . Council tax band C.



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### ENTRANCE HALL

Via Upvc double glazed door to entrance hall. Stairs to the first floor.

### LOUNGE 17'7" x 11'10" (5.36 x 3.62)

Upvc double glazed window to the front. Under stairs storage cupboard, fitted carpet, radiator.

### KITCHEN/BREAKFAST ROOM 11'10" x 6'7" (3.62 x 2.03)

Upvc double glazed window to the rear with views over local countryside. Fitted wall and base units, roll over preparation surface with inset sink/drain. tiled splash back. Space for cooker, fridge/freezer and washing machine. Laminate flooring, radiator. Space for small table and chairs. Wall mounted gas boiler. Door access to the rear garden.

### LANDING

Fitted carpet.

### BEDROOM ONE 13'8" x 8'11" (4.19 x 2.72)

Upvc double glazed window to the front. Built in mirror fronted wardrobes, storage cupboard. Fitted carpet, radiator.

### BEDROOM TWO 10'5" x 6'6" (3.20 x 1.99)

Upvc double glazed window to the rear with views over local countryside. Airing cupboard housing hot water tank. Fitted carpet, radiator.

### BATHROOM

Obscure Upvc double glazed window to the rear. Panelled bath with electric shower above, vanity unit housing wash hand basin, low level W.C. Tiled splash back, linoleum flooring, radiator.

### FRONT

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

### REAR

Paved patio. lawned garden with mature shrub borders, fenced boundaries, garden shed, gate access to the side. Views over local countryside.

