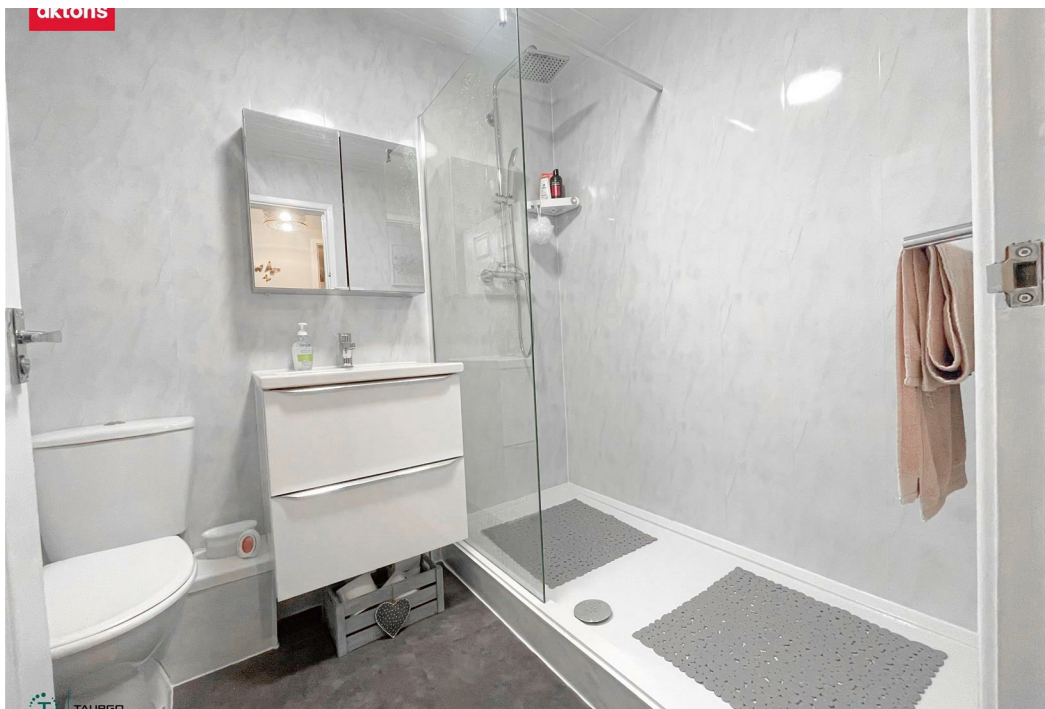




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74 Heol Y Ddol, Caerphilly, CF83 3JN

Price £250,000

- IMMACULETLY PRESENTED SEMI DETACHED BANGALOW
- LOUNGE
- MODERN FITTED KITCHEN
- TWO BEDROOMS
- LOW MAINTENANCE REAR GARDEN ON THE FLAT
- UPDATED TO A HIGH STANDARD
- CONSERVATORY
- MODERN FITTED BATHROOM
- SPACIOUS DRIVEWAY TO THE FRONT
- EPC RATING D/ COUNCIL TAX BAND C

****IMMACULATELY PRESENTED FREEHOLD SEMI DETACHED BUNGALOW**** Located on the sought after Pontypandy Estate. Within walking distance to Caerphilly town centre and its Historic Caerphilly Castle. Close to local amenities and public transport. Good road links to the A470 and Newport. The property consists of:- Entrance hall, lounge, conservatory, modern fitted kitchen and bathroom, two bedrooms. Spacious drive to the front for at least three cars, side access with space for bin storage and access to the low maintenance rear garden. EPC rating D. Council tax band C. ****VIEWINGS HIGHLY RECOMMENDED****

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		81	59
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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ENTRANCE HALL

Via Double glazed composite door to entrance hall. Radiator, laminate flooring, loft access with pull down ladder, housing combination gas boiler approximately two years old.

LIVING ROOM 16'4 x 9'11 (4.98m x 3.02m)

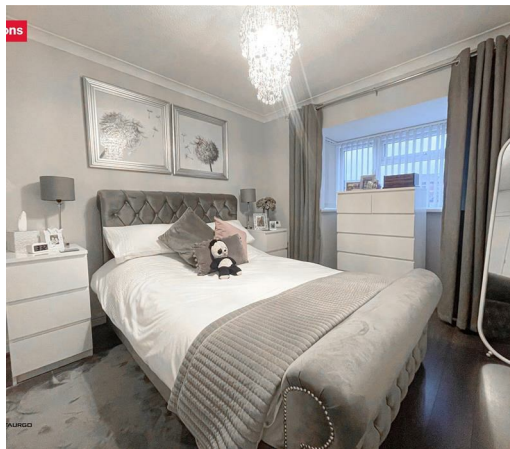
Upvc double glazed French doors giving access to the conservatory. Coved ceiling, two radiators, laminate flooring.

CONSERVATORY 9'10 x 9'5 (3.00m x 2.87m)

Low level walls with Upvc double glazed windows to the side and rear. Upvc double glazed French doors giving access to the rear garden. Laminate flooring, radiator. Spot lighting to the ceiling.

KITCHEN 10'0 x 7'7 (3.05m x 2.31m)

Upvc double glazed window overlooking the rear garden. Modern fitted kitchen comprising of fitted wall and base units, roll over preparation surface with inset sink/drain. Integrated electric oven, inset gas hob with overhead extractor hood. Plumbing and space for automatic washing machine, space for upright fridge freezer. Storage cupboard, laminate flooring.



BEDROOM ONE 12'0 x 9'10 (3.66m x 3.00m)

Upvc double glazed window to the front. Coved ceiling, radiator, laminate flooring. Fitted wardrobes.

BEDROOM TWO 10'4 x 7'8 (3.15m x 2.34m)

Upvc double glazed window to the front. Coved ceiling, laminate flooring, radiator.



SHOWER ROOM 7'7 x 5'9 (2.31m x 1.75m)

Obscure Upvc double glazed window to the side. Double shower cubicle with mains shower & glass shower screen. Vanity unit with storage draws below, housing wash hand basin, Low level W.C.

Pvc cladding splash back. Extractor fan, laminate flooring, radiator.

FRONT

Spacious driveway to the front, side gate access to the door access, further gate access to the rear garden

REAR

Nicely presented low maintenance rear garden. Resin patio, garden shed, artificial grass area, raised beds with wood bark, outside tap. Fenced boundaries, side gate access to the front. Garden shed.