



8 Cherry Tree Close

Bedwas, Caerphilly, CF83 8HB

Offers Over £280,000

HARRIS & BIRT



This three bedroom semi-detached family home in Cherry Tree Close offers a spacious living environment with three bedrooms and good sized gardens. With extended kitchen/diner/family room this property is perfect for gatherings.

The property benefits from a long driveway, making it ideal for households with multiple cars.

There is a large lounge to the front, an extended kitchen/diner, utility space and downstairs wc. Upstairs you will find two double bedrooms, one single and a family bathroom. There is a hatch to the attic with a pull down ladder.

Bedwas is a small village two miles from Caerphilly and benefits from excellent road networks and transport links, making commuting to nearby towns and cities, including Cardiff and Newport, quick and easy. With local amenities, schools, and green spaces nearby, this home is perfectly positioned for convenience and a great quality of life.



Accommodation

Ground Floor

Hallway

Entrance via UPVC double glazed door, parquet flooring, one papered wall, skimmed walls and ceilings. Radiator. Doorway to Kitchen and Lounge. Stairway to first floor.

Lounge 11'1" x 18'7" (3.38m x 5.66m)

UPVC double glazed bay window to front elevation. Laminate effect flooring. Radiator. Gas fire and surround with hearth. Skimmed walls and artexed ceiling. Pendant lighting.

Kitchen 10'2" x 14'3" (3.10m x 4.34m)

UPVC double glazed window to side elevation. Tiled flooring. Range of kitchen cupboards above and under fitted worktop. Space for gas cooker, fridge/freezer, washing machine and dishwasher. Cupboard housing combi boiler.

Dining Room 13'9" x 13'10" (4.19m x 4.22m)

Dining room extension. UPVC double glazed window to side elevation. UPVC double glazed French doors to rear garden. Radiator. Engineered wood flooring. Doorway leading to Utility area and downstairs WC.

Utility 2'10" x 5'10" (0.86m x 1.78m)

Tiled flooring. UPVC window to side elevation. Skimmed walls and artexed ceiling. Space for tumble dryer and additional freezer.

Downstairs WC 3' x 5'10" (0.91m x 1.78m)

Tiled flooring, UPVC double glazed window to side elevation. Skimmed walls and artexed ceilings. Low

level WC in white and small wall hung basin in white. Radiator.

First Floor

Landing 9'2" x 2'11" (2.79m x 0.89m)

Carpeted flooring, skimmed walls and artexed ceiling. Pendant lighting. Doors to all other rooms. Hatch to attic with pull down ladder.

Bedroom One 10'6" x 12'2" (3.20m x 3.71m)

Carpeted flooring, UPVC double glazed window to rear elevation. Radiator. One papered wall, all other walls are skimmed and skimmed ceiling. Pendant lighting. Fitted chest of drawers, fitted laundry basket, fitted cupboard and fitted wardrobes with sliding mirrored doors.

Bedroom Two 11'5" x 10'7" (3.48m x 3.23m)

Carpeted flooring. UPVC double glazed window to front elevation. Papered walls and artexed ceiling. Pendant lighting. Radiator.

Bedroom Three 11'5" x 7'1" (3.48m x 2.16m)

Laminate effect flooring. UPVC double glazed window to front elevation. One papered wall, all other walls are skimmed and artexed ceiling. Pendant lighting. Radiator.

Bathroom 8'5" x 5'11" (2.57m x 1.80m)

Vinyl effect flooring. UPVC double glazed window to side elevation. Radiator. Low level WC in white, wall hung wash hand basin in white and bath with shower above in white. Fully tiled walls and skimmed ceiling with ceiling light.

Outside

Long driveway leading to garage with electric and up and over door.

Front garden laid mainly to lawn with mature shrubs. Rear garden laid mainly to lawn, with decked area and concreted base with Greenhouse.

Services

Mains gas, electricity, water and drainage.

Directions

From our office on Caerphilly Road turn right onto Caerphilly Road Head North

Once on Caerphilly Mountain turn right onto the B4263

Continue through Caerphilly town centre onto Castle St/B460

Then turn right onto Ton-Y-Felin Rd/B4600

At the roundabout, take the 3rd exit onto Bedwas Rd/A468

Turn left onto Greenway

Turn right to stay on Greenway

At the roundabout, take the 2nd exit onto Pandy Rd

Then turn left onto Meadow View

And then right onto Cherry Tree Close

Disclosure

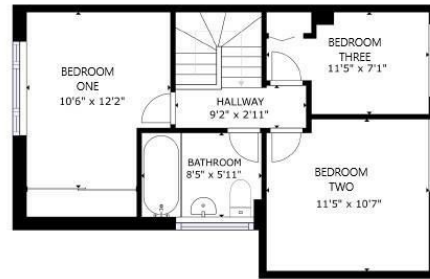
Please note the vendor of the property is a member of staff for Harris & Birt.







FLOOR 1

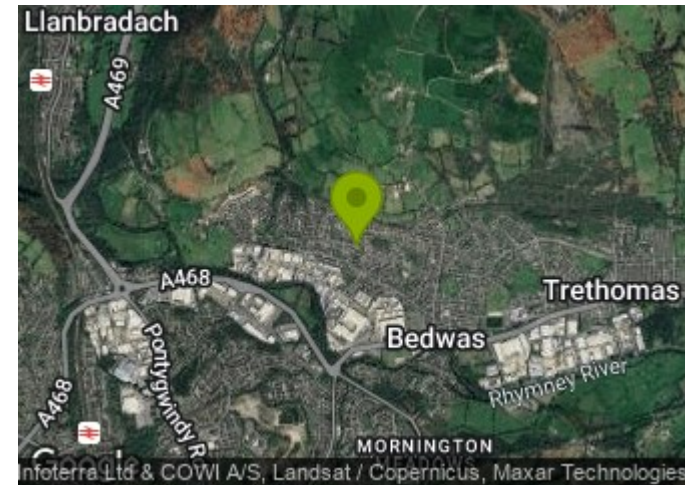


FLOOR 2

HARRIS
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GROSS INTERNAL AREA
FLOOR 1: 650 sq ft, FLOOR 2: 450 sq ft
TOTAL: 1100 sq ft

Matterport



HARRIS & BIRT

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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	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	

