



1 East View, Caerphilly, CF83 1LJ

Price **£270,000**

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Welcome to East View, Caerphilly - a charming location that could be the perfect setting for your new home! This delightful end terrace house, built in 1900, boasts a traditional charm that is sure to captivate you.

As you step inside, you'll be greeted by two spacious reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The property features three cosy bedrooms, providing a comfortable and peaceful retreat for the whole family.

One of the highlights of this property is the large loft room, offering endless possibilities - whether you choose to transform it into a peaceful retreat, a home office, or a playroom for the little ones. The period features throughout the house add a touch of elegance and history, creating a warm and inviting atmosphere.

With a well-maintained bathroom, you can unwind and rejuvenate in style. The proximity to Twyn School adds to the appeal of this property, making it an ideal choice for families with young children.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and discover the endless possibilities that this property has to offer.

Freehold  
Council Tax - Band C

### **Porch**

Double glazed door to entrance and then internal glazed door. Light socket. Ceiling light. Tiled floor.

### **Entrance Hall**

#### **Lounge 12'11" x 16'8" (3.95 x 5.10)**

Power points. Ceiling light. Bay window overlooking East View. Radiator. Feature fireplace

#### **Dining Room 16'2" x 14'3" (4.94 x 4.35)**

Power points. Radiator. Window to side. Large storage pantry. Understairs storage. Ceiling light. Feature fireplace.

#### **Kitchen 11'8" x 8'4" (3.58 x 2.55)**

Wall and base units. Rear door. Ceiling light. Power points.

#### **Bedroom 1 16'7" x 14'9" (5.06 x 4.51)**

Power points. Radiator, Ceiling light. Carpeted., Storage Cupboard Large window overlooking East View.

#### **Bedroom 2 11'8" x 10'1" (3.57 x 3.09)**

Power points. Radiator. Ceiling light. Carpeted. Window to rear of the property.

#### **Bedroom 3 8'5" x 6'7" (2.59 x 2.03)**

Power points. Radiator. Ceiling light. Carpeted. Window to side of the property.

### **Bathroom 8'7" x 4'8" (2.64 x 1.43)**

Three piece bathroom suite. WC. Bath with shower over and glass screen, Walls and floor tiled floor to ceiling. Return wall painted. Ceiling light. Obscured glass window to side of building.

### **Loft Room 15'10" max x 9'8" (4.84 max x 2.97)**

Large loft room. Carpeted. Velux window to front of building. Power points. Ceiling light. Large storage cupboards in the eaves, covered by sliding door and Crawl space leading to large storage area housing the boiler, running the length of the house.

### **Rear Garden**

Secure walled garden. Mature shrubs and plants to border. Lower and upper terrace. Staircase to rear exit.

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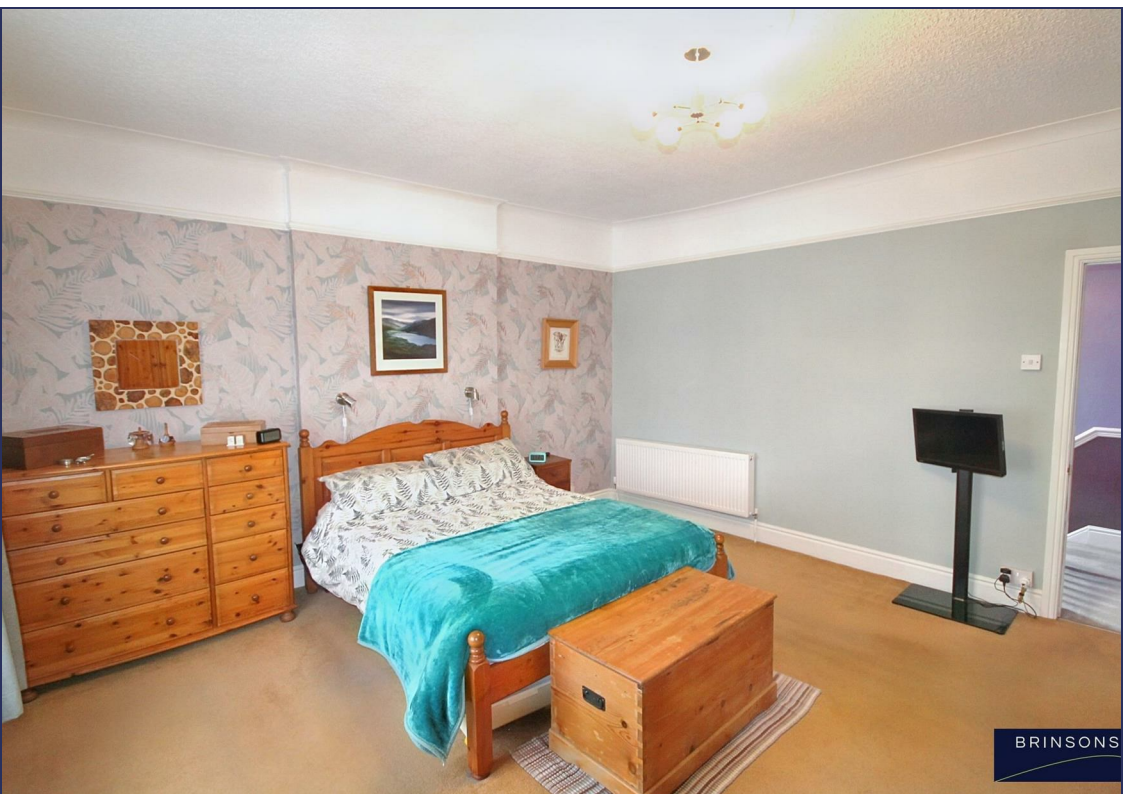




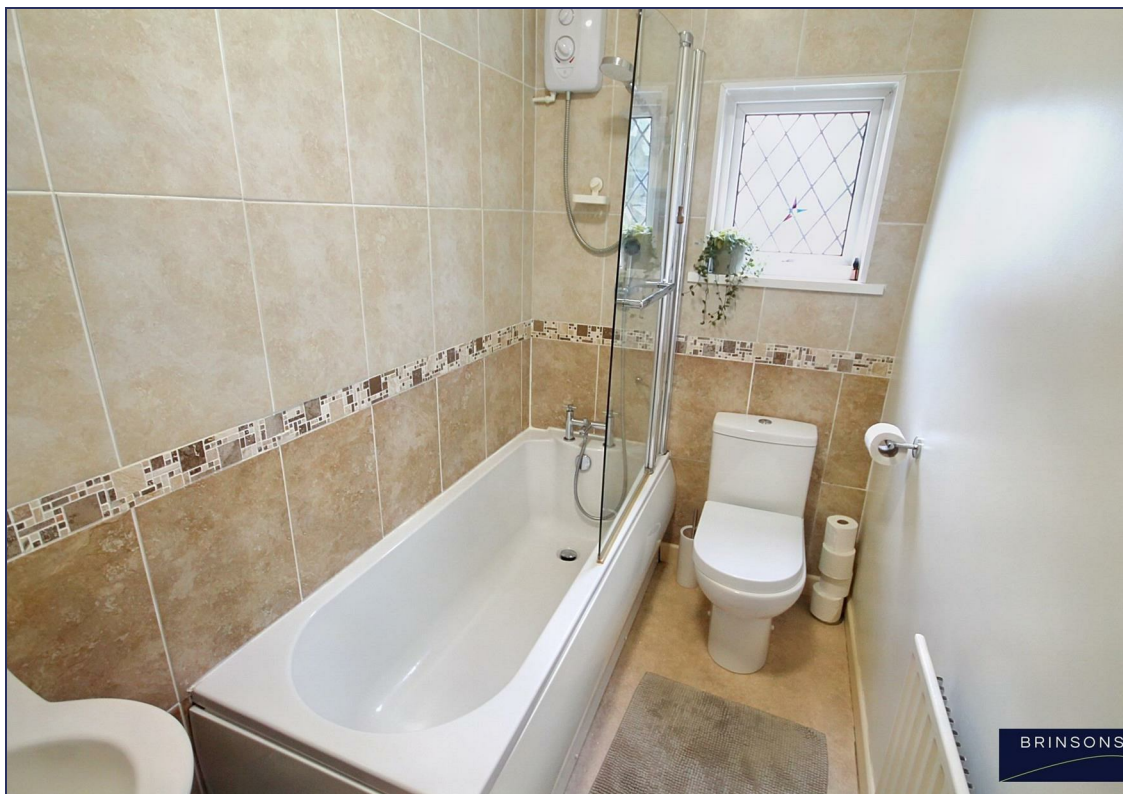
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Approx Gross Internal Area  
136 sq m / 1462 sq ft



Ground Floor  
Approx 62 sq m / 672 sq ft

First Floor  
Approx 54 sq m / 584 sq ft

Second Floor  
Approx 19 sq m / 205 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>	57		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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