









# welcome to

# **Heol Graigwen, Caerphilly**

Located in Penyrheol, Caerphilly is this well-presented three-bedroom family home offering generous living space and a welcoming atmosphere. Ideally located close to local amenities, parks, and schools, it's the perfect property for growing families and first-time buyers!













#### **Entrance Hall**

Wood effect flooring, stairs to first floor, radiator

## **Lounge & Diner**

19' 7" x 11' 3" ( 5.97m x 3.43m )

Wood effect flooring, electric fire, coved ceiling, radiator, double glazed window to front, double glazed doors to garden, door to kitchen/breakfast

#### **Kitchen & Breakfast**

16' 5" x 11' 1" ( 5.00m x 3.38m )

Work surfaces, breakfast bar, wall and base units, tiled splashback, stainless steel sink with drainer, oven and hob, integral dishwasher, radiator, double glazed window to rear, double glazed window to side, double glazed door to garden, space for white goods, concertina door to pantry.

## Landing

Access to loft, door to all rooms

#### **Bedroom One**

11' 5" x 10' 6" ( 3.48m x 3.20m ) Cupboard, radiator, double glazed window to front

## **Bedroom Two**

13' 7" x 9' (4.14m x 2.74m) Radiator, double glazed window to rear

## **Bedroom Three**

10' 7" x 6' 4" (  $3.23m \times 1.93m$  ) Radiator, double glazed window to front

#### **Bathroom**

Three-piece suite including washbasin, low level w/c and bath with shower over. Obscure double-glazed window to rear

#### **Front Garden**

Off road parking, gate to side

## **Rear Garden**

Decking, steps to laid to lawn and raised patio, garden shed.





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# **Heol Graigwen, Caerphilly**

- Semi-detached home in Caerphilly
- Three well-proportioned bedrooms
- Spacious lounge and separate kitchen
- Driveway for several vehicles
- Tiered garden with lovely views

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £219,000





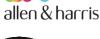




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