



**Edwards & Co**  
property sales & lettings

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**Hillside  
Caerphilly  
CF83**

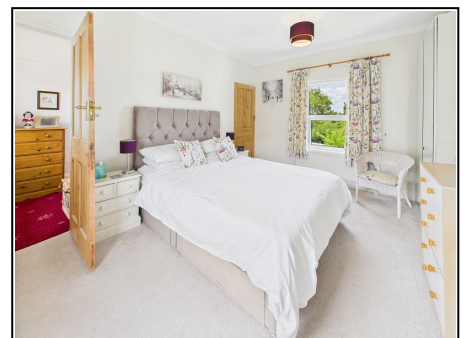
**Guide price £435,000**



- Extended and very spacious 4 double bedroom family-sized home
- 3 excellent size reception rooms
- Sizeable kitchen/breakfast room
- Well-proportioned conservatory extension
- First floor family bathroom + separate w/c
- Bedroom 1 with stylish fitted wardrobes
- Beautifully tended 'wrap around' gardens
- Double garage with parking
- Ideally located for local schools and Town centre amenities
- PRICED TO SELL - NOT TO BE MISSED

**Ref: PRA53645**

**Viewing Instructions: Strictly By Appointment Only**



## General Description

\*Immaculately presented and significantly extended 4 double bedroom family-sized home in Caerphilly\* Edwards and Co, Cardiff are delighted to offer for sale this impressive semi-detached home located in one of Caerphilly's most sought after areas. The property offers spacious accommodation over 2 floors together with ample gardens, double garage and close proximity to the Town centre, Railway Station and local schools.

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### Front Garden

Wooden front entrance gate, mature shrubs and borders, painted wooden fence, concrete pathway around to rear garden, lawn, paved pathway leading to front entrance porch with PVC door to entrance porch.

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### Entrance Porch

Brightly decorated with wooden door leading to entrance hallway.

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### Entrance Hallway

Bright and inviting entrance hallway with carpeted floor and staircase to first floor, stripped pine doors to ground floor rooms, under stairs cupboard.

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### Dining Room

An excellent size reception room/dining room with carpet, bay window to front, central pendant light fitting picture rail, radiator, wooden framed glazed door to principal reception room.

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## Principal Reception Room

Occupying part of the rear extension is the very generously proportioned main reception room with carpeted flooring, coving, central pendant light fitting, 2 large radiators, PVC sliding doors to rear terrace, large PVC window to front.



## Sitting room

The additional reception room/sitting/family room is another very good-sized room with carpeted flooring, chimney breast with open hearth and coal effect gas fire, PVC windows to front and rear, central pendant light fitting, 2 radiators.



## Kitchen

A bright and spacious traditional style kitchen with wooden painted base and wall units, tiled walls, tiled floor, single stainless steel sink, glass top Beko electric hob with extractor above, 2 seater breakfast bar, marble effect work tops, spotlights to ceiling, radiator, walk-in pantry, wooden framed window to conservatory, part glazed door to conservatory.



## Conservatory

A substantially sized conservatory with block lower wall and PVC windows, poly carbonate roof tiled floor, further range of kitchen units with Neff double oven and grill, space for fridge/freezer, worktops with cupboards beneath, plumbing for washing machine and dishwasher, space for dining table, door to side garden.



## First Floor Landing

Dual aspect landing with carpet, picture rails, central pendant light fitting, windows to front and rear, doors to all first floor bedroom.



## Bedroom 1

An excellent size 'master bedroom' with fitted wardrobes, carpet, matching bedside cabinets, picture rails, PVC window to front bay with window seat and cupboards beneath.



## Bedroom 2

Dual aspect double bedroom with PVC windows to front and rear, carpet, coving, central light pendants, radiator. This was actually originally 2 bedrooms and still has 2 entrance doors and therefore could be sub-divided once again if additional bedrooms are ever required.



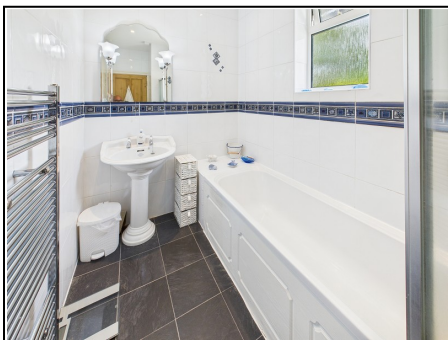
## Bedroom 3

Double bedroom occupying part of the rear extension with carpet, PVC window to rear, radiator, fitted wardrobes with sliding doors.



## Bedroom 4

Another generously proportioned bedroom, currently used as the home office with PVC window to rear, radiator, fitted wardrobes with wooden doors, carpet, airing cupboard housing Ideal central heating boiler, shelves, radiator.



## Family Bathroom

Vinyl tiled floor, tiled walls, spotlights, panelled bath with shower over, concertina shower screen, pedestal wash hand basin, towel rail/radiator, PVC window in obscure glass to side.





## Separate WC

PVC glazed window in obscure glass to side, low level wc, laminate floor, tiled walls, central pendant light.

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## Rear Garden

A very sizeable, private and enclosed rear garden laid to lawn, mature shrubs and hedgerow borders, paved terrace, side garden - lawn, original stone wall, borders with shrubs and plants.

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## Side Garden

Extending around from the rear garden and paved terrace and providing an additional area of lawn with original stone wall boundary.

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## Paved Terrace

A paved outdoor sitting/entertaining area looking towards the rear and side gardens.

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## Double Garage

Double garage with powered up and over front access door and additional outside parking space, power and light, window to rear, pedestrian door to garden. Lane access to Hillside.

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## Agents Opinion

I absolutely love the size and the traditional 'feel' of this magnificent property. It oozes with a mix of traditional charm and more modern additions. Ideally located for Caerphilly Town centre and especially for the very well respected St Martins Comprehensive School, this truly is one not to be missed.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:63

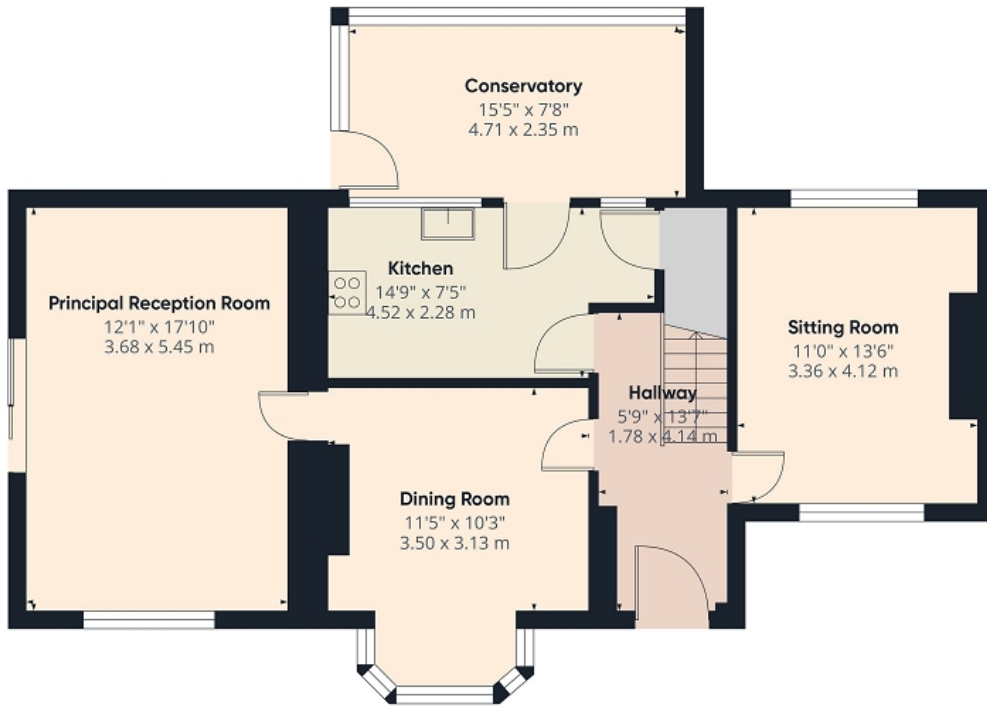
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E

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Ground Floor Building 1

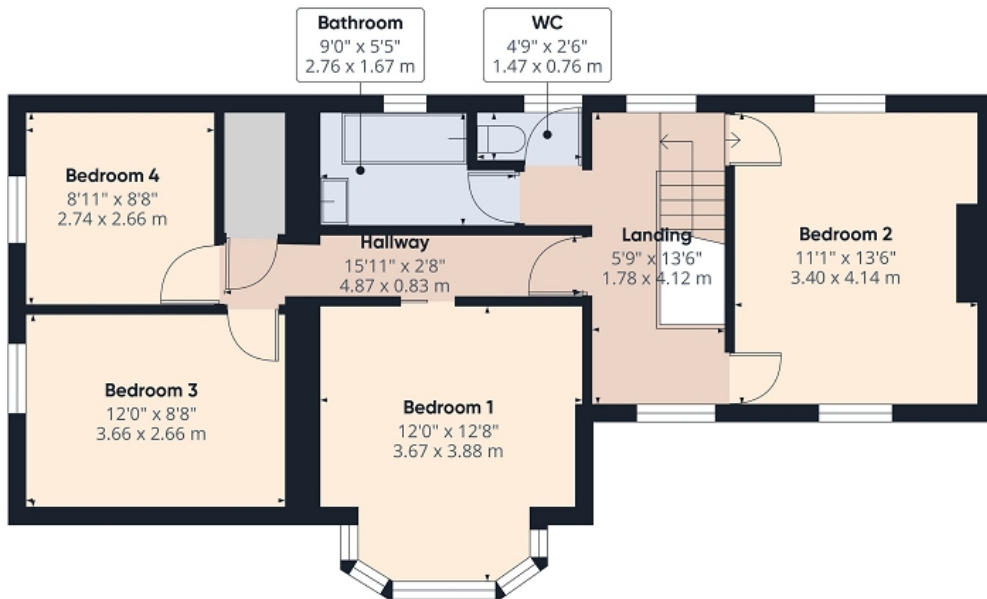
Approximate total area<sup>(1)</sup>  
821 ft<sup>2</sup>  
76.3 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GRAFFTE360



Floor 1 Building 1

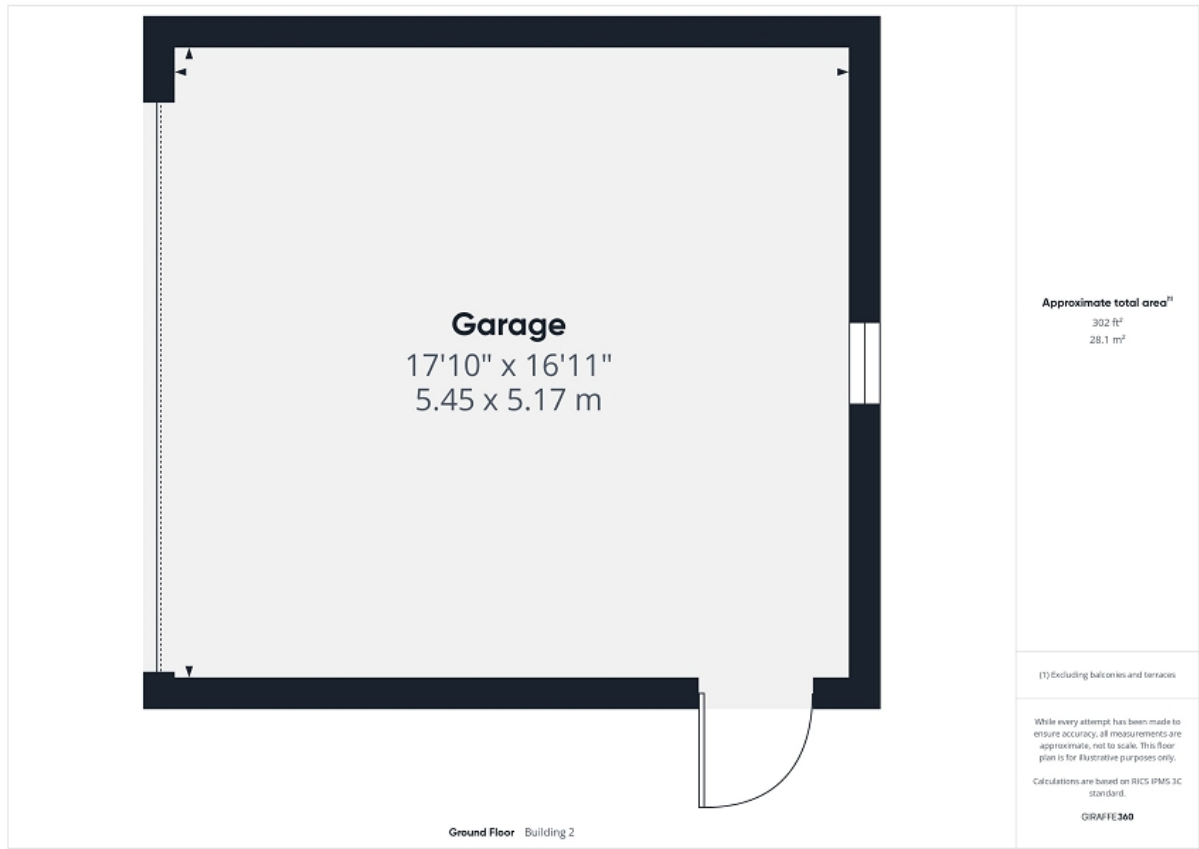
Approximate total area<sup>(1)</sup>  
648 ft<sup>2</sup>  
60.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.