



10 Heol Maerdy, Caerphilly, CF83 3PZ

**Price £230,000**

- THREE BEDROOM SEMI DETACHED HOUSE
- LOCATED ON THE POPULAR MORNINGTON MEADOWS ESTATE
- WITHIN WALKING DISTANCE TO CAERPHILLY TOWN CENTRE
- CLOSE TO PRIMARY SCHOOLS
- LOUNGE
- KITCHEN/DINER
- CONSERVATORY
- SHOWER ROOM
- EPC RATING TO FOLLOW/COUNCIL TAX BANDING C
- NO ONWARD CHAIN

**\*\*THREE BEDROOM SEMI DETACHED HOUSE\*\*** Located on the Mornington Meadows Estate, within walking distance to Caerphilly town centre. Good road links to Cardiff & Newport. The property consists of:- Entrance hall, lounge, kitchen/diner, conservatory, three bedrooms, shower room, block paved driveway to the front, low maintenance garden to the rear, detached garage to the rear. EPC to follow, Council tax band C. **\*\* NO ONWARD CHAIN\*\***

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>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

  

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

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### **ENTRANCE HALL**

Via Upvc double glazed door to entrance hallway, stairs to the first floor.

### **LOUNGE 15'0" x 12'5" (4.59 x 3.80)**

Two Upvc double glazed windows to the front. Laminate flooring, fire surround with inset fire. Radiator, wall lights.

### **KITCHEN DINER 14'8" x 9'5" (4.48 x 2.88)**

Upvc double glazed window overlooking the rear garden. Upvc double glazed French doors giving access to the conservatory. Fitted wall and base units, roll over preparation surface, inset sink drainer. Integrated eye level Oven and integrated microwave, space for automatic washing machine, space for fridge freezer. Space for table and chairs, vertical radiator, spot lighting.

### **CONSERVATORY 10'9" x 7'10" (3.30 x 2.40)**

Low level walls. Upvc double glazed windows to the side and rear. Upvc double glazed French doors giving access to the rear garden. Tiled floor,

### **LANDING**

loft access.

### **BEDROOM ONE 12'9" x 8'3" (3.91 x 2.52)**

Upvc double glazed window to the front. Fitted wardrobes, radiator, fitted carpet.

### **BEDROOM TWO 8'1" x 13'0" (2.47 x 3.97)**

Upvc double glazed window to the rear with lovely views over local countryside. Storage cupboard, radiator.

### **BEDROOM THREE 10'2" x 6'4" (3.12 x 1.95)**

Upvc double glazed window to the front. Fitted wardrobe with over head storage cupboards. Fitted carpet, radiator.

### **SHOWER ROOM 6'9" x 6'5" (2.07 x 1.96)**

Obscure Upvc double glazed window to the rear. Corner shower cubicle, vanity unit housing wash hand basin, enclosed cistern W.C. Wall cupboards, chrome heated towel rail, tiled walls.

### **FRONT**

Low level wall boundaries with double wrought iron gates opening to block paved drive, artificial grassed area. Side access to the rear garden with gate access.

### **REAR**

Low maintenance rear garden. Rear gate access. Door access to the garage. Wall and fenced boundaries.

### **NO ONWARD CHAIN**

### **GARAGE**

Garage located to the rear of the garden.

