



15 Waun Erw., Caerphilly, CF83 3QU

Price £225,000

- IMMACULATELY PRESENTED FREEHOLD TWO DOUBLE BEDROOM MID TERRACED HOUSE
- WALKING DISTANCE TO LOCAL AMENITIES
- LOUNGE
- FIRST FLOOR BATHROOM
- OFF ROAD PARKING
- LOCATED ON THE POPULAR PONTYPANDY ESTATE
- GOOD ROAD LINKS TO THE A470
- KITCHEN/BREAKFAST ROOM
- EPC RATING C / COUNCIL TAX BAND C
- VIEWINGS HIGHLY RECOMMENDED

****IMMACULATELY PRESENTED FREEHOLD TWO DOUBLE BEDROOM MID TERRACED HOUSE**** Located in a quiet cul de sac on the popular Pontypandy estate. Walking distance to local amenities. Located on the outskirts of Caerphilly Town. Good road links to Cardiff & Newport. The property consists of Entrance porch, lounge, kitchen/breakfast room, two double bedrooms and bathroom. Off road parking for two cars. Enclosed rear garden. EPC RATING C. COUNCIL TAX BAND C. ****VIEWINGS HIGHLY RECOMMENDED.****

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		
Not energy efficient - higher running costs	(1-20) G		
		78	90
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(02 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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ENTRANCE PORCH

Upvc double glazed door giving access to the entrance porch. Laminate flooring, radiator.

LOUNGE 12'6 x 14'2 (3.81m x 4.32m)

Upvc double glazed window to the front. Coved ceiling, radiator, stairs to the first floor with spindle balustrade. Door access to the kitchen

KITCHEN/BREAKFAST ROOM 12'6 x 6'8 (3.81m x 2.03m)

Upvc double glazed French doors to the rear garden. Fitted wall and base unites, roll over preparation surface with inset 1.5 sink/drainer, tiled splash back. Plumbing and space for automatic washing machine, space for gas cooker, over head extractor hood. Integrated fridge Freezer. Space for table and chairs, tiled floor, radiator. Baxi gas boiler housed in cupboard.

LANDING

Loft access, fitted carpet.

BEDROOM ONE 12'8 x 8'7 (3.86m x 2.62m)

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

BEDROOM TWO 12'8 x 8'7 (3.86m x 2.62m)

Upvc double glazed window to the rear. Fitted carpet, radiator.

BATHROOM 9'6 x 5'4 (2.90m x 1.63m)

Panelled bath with Triton electric shower above, glass shower screen. Vanity unit housing wash hand basin with storage beneath, low level W.C. Airing cupboard housing hot water tank. Chrome heated towel rail, tiled floor and walls, extractor fan, shaver socket.

FRONT

Driveway for two cars, paved path to front entrance.

REAR

Enclosed rear garden. Pave patio, artificial grass, planted borders, fenced boundaries. Rear lane gate access. Garden shed.

