



MEL JOHN
ESTATE AGENT



Thinking of Selling?

56 Hazel Grove | Caerphilly | CF83 3BP

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24 Maes-y-Drudwen, Glenfields, Caerphilly, CF83 2QG



£260,000

Freehold

- Semi Detached
- 3 Bedrooms
- 1 Bathroom
- 2 Reception Rooms
- Enclosed Garden
- Driveway

John Estate Ltd is registered at 56 Hazel Grove, Caerphilly, CF83 3BP. Company No: 10455229

If you have instructed another agent to sell your property and have instructed Mel John Estate Agent to sell your property at the same time, then you could be liable to pay both agents. It is recommended that you check the contract that you have with your current agent



Three semi-detached house located in a cul-de-sac position on the sought after estate of Glenfields. The property has easy access to the major road links and is walking distance to the Aber Halt train station. Local schools are also within walking distance. To the ground floor the property comprises of a lounge, kitchen/diner, conservatory, family bathroom, three bedrooms with a stairs leading from the third bedroom to an attic room. To the front there is ample off road parking and to the rear there is an enclosed garden. Viewing is strongly recommended.

Accommodation:

Lounge: 16'10" x 13'3"

Kitchen / Diner: 16'10" x 10'6"

Conservatory: 15'11" x 9'10"

Bathroom: 7'9" x 5'5"

Bedroom One: 11'11" x 8'11"

Bedroom Two: 8'7" x 8'9"

Bedroom Three: 8'3" x 8'8"

Attic Room: 16'10" x 9'4"

Freehold

Council Tax Band D



Energy Efficiency Rating	
Current	Potential
Vary energy efficient – lower running costs	
A (92 plus)	
B (81-91)	86
C (69-80)	72
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient – higher running costs	
England & Wales	EU Directive 2002/91/EC