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sales & lettings



25 Newport Road, Caerphilly, CF83 8AA

Price £250,000

- NICELY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- GOOD ROAD LINKS TO NEWPORT & CARDIFF
- DINING ROOM
- SUN LOUNGE/UTILITY ROOM
- EN SUITE SHOWER ROOM TO THE MAIN BEDROOM
- LOCATED IN THE SOUGHT AFTER VILLAGE OF BEDWAS
- LOUNGE
- KITCHEN
- GROUND FLOOR BATHROOM
- EPC RATING TO FOLLOW/COUNCIL TAX BAND D

****NICELY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE**** Located in the popular village Bedwas. Walking distance to local shops, primary & comprehensive schools. Walking distance to public park area. Good road links to Newport & Cardiff. Public transport commuting to Caerphilly Train station. The property consists of:- Entrance porch, entrance hall, lounge, kitchen, ground floor bathroom, sun room/utility room, three double bedrooms, En suite to master bedroom. Front forecourt, rear garden. ****EPC to follow. Council tax band D. **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		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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ENTRANCE PORCH

Via Upvc double glazed door to the entrance Porch. Glazed door to the entrance hall.

ENTRANCE HALL

Stairs to the first floor with spindle balustrade. Understairs storage cupboard with fitted shelving and light. Fitted carpet, coat rack & radiator.

LOUNGE

Upvc double glazed window to the front. Picture rail, tiled fire surround and hearth with inset coal effect gas fire. Fitted carpet and radiator.

DINING ROOM

Wooden single glazed window to the rear. Picture rail, fire surround with inset electric fire. Fitted carpet, radiator.

KITCHEN

wooden single glazed door giving access to the sun room/utility room. Wooden single glazed window over looking the sun room/utility room. Fitted wall and base units, roll over preparation surface with inset sink/drain, tiled splash back. Space for under counter fridge & Freezer. gas hob, inset gas hob, over head extractor fan, plumbing and space for dishwasher. Picture rail, tiled floor, radiator. Door to the bathroom.



GROUND FLOOR BATHROOM

Obscure Upvc double glazed window to the rear. Panelled bath with Triton electric shower, pedestal wash hand basin, tiled splash back. low level W.C. Tiled floor, radiator.

SUN ROOM/UTILITY ROOM

Upvc double glazed door giving access to the garden. Low level walls, Upvc double glazed windows to the front, side & rear. Roll over work surface, space for automatic washing machine & dryer, electric socket. Tiled floor.

LANDING

Loft access with pull down ladder, spindle balustrade, storage cupboard. fitted carpet.

BEDROOM ONE

Two Upvc double glazing windows to the front. Picture rail, fitted carpet radiator. Door access to the En suite shower room.

EN SUITE SHOWER ROOM

Corner shower cubicle with Triton electric shower, pedestal wash hand basin with electric water heater, low level W.C. Chrome heated towel rail, tiled splash back and floor. Extractor fan.

BEDROOM TWO

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

BEDROOM THREE

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

FRONT

Gate access to the enclosed paved forecourt, side gate access to the rear.

REAR

Paved patio, lawned garden with planted borders. Stone shed to the rear of the garden. Wall boundaries, garden shed, side gate access to the front, gate access to the rear lan.

