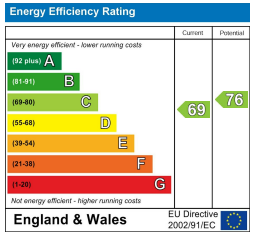

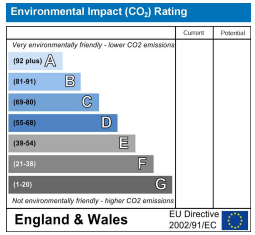

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Price £220,000

- NICELY PRESENTED TWO DOUBLE BEDROOM SEMI DETACHED HOUSE
- GOOD ROAD LINKS TO A470, CARDIFF & NEWPORT
- MODERN KITCHEN DINER
- UPVC DOUBLE GLAZING
- SUMMER HOUSE TO THE REAR GARDEN (3.84 X 3.01) (12'7 X 9'10)
- WALKING DISTANCE TO LOCAL AMENITIES
- LOUNGE
- MODERN FIRST FLOOR BATHROOM & GROUND FLOOR W.C.
- GAS CENTRAL HEATING
- EPC RATING C. COUNCIL TAX BAND C

** FREEHOLD SEMI DETACHED HOUSE** Cul de sac location on the sought after estate Pontypandy Caerphilly. Walking distance to local amenities, good road links to Cardiff and Newport. The property consists of:- Entrance hall, W.C. lounge, kitchen/diner, two bedrooms, bathroom. Front garden with driveway to the side. Rear garden with summer house to remain. EPC rating C. Council tax band C.

ENTRANCE HALL
Via Upvc double glazed door to entrance hallway. Karndean flooring, radiator.

W.C.
Obscure Upvc double glazed window to the front. Coved ceiling, vanity wash hand basin, tiled splash back and floor. Low level W.C. Radiatior.

LOUNGE 15'1" x 12'6" (4.60 x 3.82)
Upvc double glazed bow window to the front. Coved ceiling. Karndean flooring, stairs to the first floor with spindle balustrade, carpeted stairs. Radiator

KITCHEN/DINER 15'1" x 8'1" (4.60 x 2.47)
Upvc double glazed window and French doors leading to the rear access. Fitted wall and base units, roll over preparation surface with inset sink/drainer, tiled splash back. Range cooker to remain with overhead extractor hood. Space and plumbing for automatic washing machine. Space for upright fridge freezer. Tiled floor, radiator, space for table and chairs.

LANDING
Upvc double glazed window to the side. Fitted carpet. Loft access housing combination gas boiler.

BEDROOM ONE 12'0" x 9'7" (3.68 x 2.94)
Two Upvc double glazed windows to the front. Coved ceiling, laminate flooring, radiator, Built in wardrobes and storage cupboard.

BEDROOM TWO 8'11" x 8'4" (2.74 x 2.56)
Upvc double glazed window to the rear, laminate flooring, coved ceiling, radiator.

BATHROOM
Obscure Upvc double glazed window to the rear. Panelled bath with electric shower above, glass shower screen. Low level W.C. Vanity unit housing spacious wash hand basin with storage beneath. Tiled walls and floor. Chrome heated towel rail.

FRONT
Paved path to the entrance. lawned garden with mature shrub. Spacious driveway to the side for at least three cars, side gate access to the rear garden.

REAR
Landscaped rear garden with coloured stone chippings, fenced boundaries. paved patio, side gate access. Summer house to the rear of the garden with French doors and windows, power and lighting, measuring 3.84 x 3.01 (12'7 x 9'10).