



21 MILL VIEW

CAERPHILLY CF83 3SJ

ASKING PRICE OF

**£179,950**



### DETACHED COACH HOUSE



**1**



**1**



**2**



**1**

**\*\* LARGE ONE BEDROOM COACH HOUSE WITH GARAGE \*\* NO CHAIN \*\***  
A bright and spacious one bedroom detached coach house in a modern development built by Charles Church. Ground floor hallway, first floor hallway, cloakroom, large open plan lounge/kitchen and diner, kitchen with integrated appliances and there is a large primary bedroom with fitted wardrobes and ensuite bathroom. Gas central heating. Double glazing. Garage with door to ground floor hallway. No chain.  
EPC rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: B**

**FLOOR AREA APPROX: 946 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **BEDROOM ONE**

19' 7" x 10' 5" (5.98m x 3.19m)

An excellent sized primary bedroom with window to front, window to side and window to rear pitch. Airing cupboard housing the 'Ideal Logic' combi gas central heating boiler. Fitted wardrobe with sliding mirrored fronts. Two radiators.

#### **EN-SUITE BATHROOM**

6' 1" x 5' 11" (1.87m x 1.82m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with shower above and swivel shower screen. Tiled splash back. Electric shaver point. Extractor fan. Chrome heated towel rail.

#### **GARAGE**

19' 10" x 9' 10" (6.05m x 3.00m)

With up and over access door. Power and lighting. Under stairs storage cupboard with lighting. Door to ground floor hallway.

#### **LOCATION**

Situated in a popular residential area close to local shops and amenities with good transport links nearby. It is a short drive to Caerphilly Town Centre, the historic Caerphilly Castle and all local amenities.

#### **ENTRANCE HALLWAY**

Approached via a panelled entrance door leading to the ground floor hallway. Door to garage. Staircase to first floor. Radiator.

#### **FIRST FLOOR HALLWAY**

Approached via an easy rising staircase leading to the first floor hallway. Window to rear pitch. Radiator. Door to lounge, bedroom and cloakroom.

#### **CLOAKROOM**

Comprising low level wc and wash hand basin. Tiled splash back. Radiator.

#### **LOUNGE/KITCHEN & DINER**

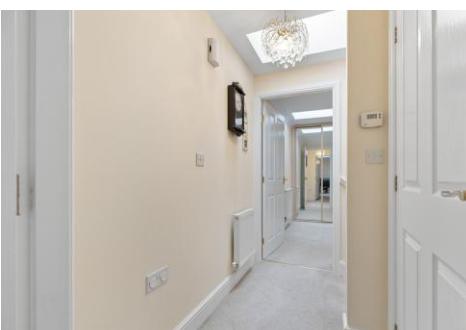
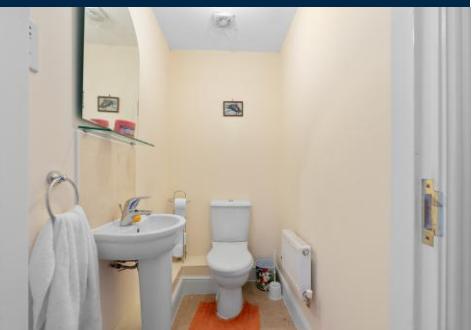
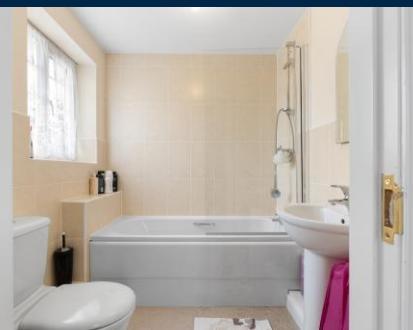
20' 4" x 19' 7" (6.21m x 5.98m)

An excellent sized reception with ample space for family seating and dining. Feature fireplace. Kitchen well appointed along two sides in light woodgrain fronts with chrome bar handles beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Integrated fridge freezer. Integrated washing machine. Matching range of eye level wall cupboards. Two windows to front. Window to side. Window to rear pitch. Two radiators.



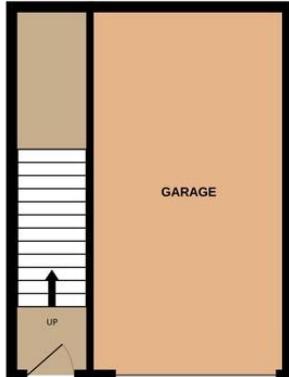
**M G Y . C O . U K**

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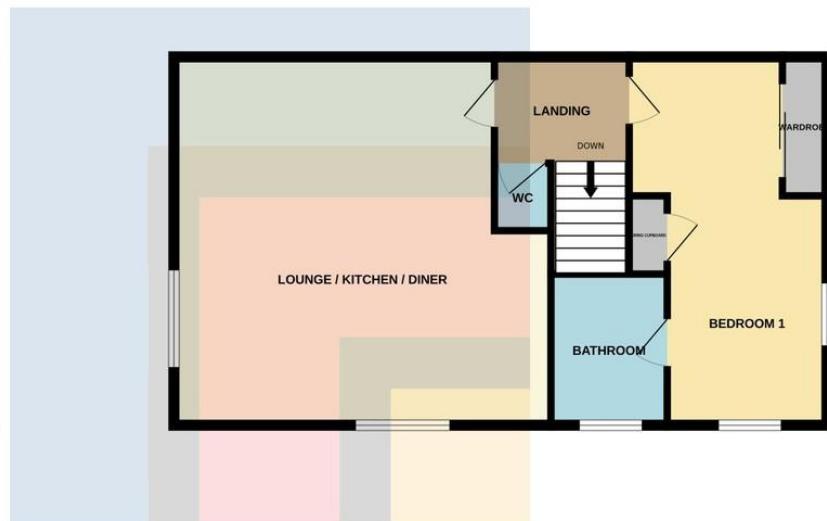


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GROUND FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



FIRST FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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