



17 Hazel Grove., Caerphilly, CF83 3BN

**Price £263,000**

- NICELY PRESENTED FREEHOLD SEMI DETACHED TWO BEDROOM BUNGALOW
- WALKING DISTANCE TO LOCAL AMENITIES
- LOUNGE/DINER
- SHOWER ROOM
- SOUGHT AFTER ESTATE
- GOOD ROAD LINKS TO CARDIFF & NEWPORT
- KITCHEN
- GARAGE WITH OFF ROAD PARKING FOR AT LEAST THREE CARS
- EPC RATING C/ COUNCIL TAX BAND

**\*\*NICELY PRESENTED TWO BEDROOM SEMI DETACHED BUGALOW\*\*** New Upvc double glazing and new carpets throughout. The bungalow is located on the sought after estate Park Avenue, walking distance to local shops. Good road links to the A470. The property consists of:- Entrance hall, lounge/diner, kitchen, shower room, two double bedrooms. Garage with electric roller shutter door, driveway providing ample parking, front and rear garden. EPC rating C. Council tax band D **\*\*VIEWINGS HIGHLY RECOMMENDED\*\***

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			69
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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### **ENTRANCE HALL**

Upvc double glazed door to entrance hall with Upvc double glazed side panel, loft access housing combination gas boiler. New fitted carpet, radiator, storage cupboard housing electric and gas meters. with shelving.

### **LOUNGE/DINER 11'11" x 16'2" (3.64 x 4.94)**

Upvc double glazed window to the front. Coved ceiling, new fitted carpet, radiator

### **KITCHEN 9'3" x 9'9" (2.84 x 2.99)**

Upvc double glazed window to the rear. Upvc double glazed door giving access to the rear garden. Fitted wall and base units , roll over preparation surface with inset 11/2 sink drainer with chrome mixer tap, tiled splash back. Plumbing for automatic washing machine, integrated dishwasher, integrated electric oven, inset electric hob with over head extractor hood. Radiator, tiled floor.

### **SHOWER ROOM 6'4" x 6'10" (1.94 x 2.10)**

Obscure Upvc double glazed window to the side, shower cubicle with electric shower, pedestal wash hand basin, low level W.C. Chrome heated towel rail, tiled walls and floor.



### **BEDROOM ONE 9'10" x 15'4" (3.00 x 4.69)**

Upvc double glazed window to the rear. Coved ceiling, new fitted carpet, radiator.

### **BEDROOM TWO 7'4" x 9'5" (2.24 x 2.89)**

Upvc double glazed window to the rear. New fitted carpet, radiator.

### **GARAGE**

Electric roller shutter door. Power and lighting.

### **FRONT**

Shrub boundaries, lawned garden with planted borders. Driveway leading to the garage.

### **REAR**

Pave patio with spindle balustrade, steps leading to lawned and stone chipping area. mature shrubs, fenced boundaries, side gate access to the driveway.

### **NO ONWARD CHAIN**

