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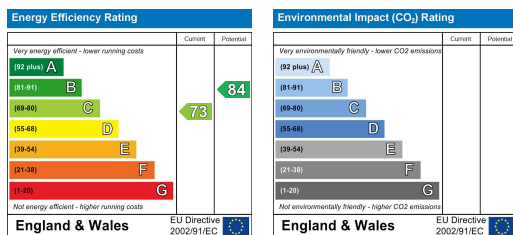


21 Gelli'r Felin, Caerphilly, CF83 2LF

Price £330,000

- NICELY PRESENTED THREE BEDROOM DETACHED HOUSE
- DINING ROOM
- W.C.
- FRESHLY DECORATED, NEW CARPETS.
- EPC RATING C/ COUNCIL TAX BAND E
- LOUNGE
- KITCHEN
- BATHROOM & EN SUITE TO MASTER BEDROOM
- UPVC DOUBLE GLAZING/GAS CENTRAL HEATING
- NO ONWARD CHAIN

****NICELY PRESENTED THREE BEDROOM DETACHED HOUSE**** Freshly decorated with new carpets through out. Good road links to the A470. Walking distance to school, park and Caerphilly town with its historic Caerphilly Castle. The property consists of:- Entrance hall, lounge, dining room, kitchen, W.C. Three bedrooms to the first floor, en suite shower room to the master bedroom, family bathroom. Garage with driveway, front and spacious rear garden. EPC rating C. Council tax band E. ****VIEWINGS HIGHLY RECOMMENDED****



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ENTRANCE HALL

Via double glazed composite door to entrance hall. Stairs to the first floor with spindle balustrade., radiator, wall mounted electric fuse box. New fitted carpet.

LOUNGE 14'1 x 10'10 (4.29m x 3.30m)

Upvc double glazed window and French doors giving access to the spacious rear garden. Coved ceiling, two Radiators, new fitted carpet.

DINING ROOM/OFFICE ROOM 8'8 x 8'1 (2.64m x 2.46m)

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

KITCHEN 13'1 x 8'2 (3.99m x 2.49m)

Upvc double glazed window overlooking the rear garden. Double glazed door giving access to the side. Fitted wall and base units. Roll over preparation surface, 1.5 sink drainer with chrome mixer tap, tiled splash back. Integrated electric oven, inset gas hob with overhead extractor hood. Space for upright fridge/freezer, space for automatic washing machine. Glow work gas boiler housed in cupboard. Vinyl flooring.

W.C.

Obscure Upvc double glazed window to the front. Low level W.C. pedestal wash hand basin, Pvc splash back. Coved ceiling, radiator.

LANDING

Upvc double glazed window to the side. Loft access, airing cupboard housing hot water tank. Spindle balustrade, radiator, new fitted carpet.

BEDROOM ONE 17'9 x 10'5 (5.41m x 3.18m)

Spacious master bedrooms, Two Upvc double glazed windows to the front. Two radiators, new fitted carpet. Door access to the En suite.

EN SUITE 8'7 x 5'5 (2.62m x 1.65m)

Obscure Upvc double glazed window to the front. Shower cubicle with electric shower Pvc splash back. Pedestal wash had basin with Pvc splash back, low level W.C. Laminate flooring, radiator.

BEDROOM TWO 13'1 x 8'3 (3.99m x 2.51m)

Upvc double glazed window to the front. Radiator, new fitted carpet.

BEDROOM THREE 7'11 x 7'9 (2.41m x 2.36m)

Upvc double glazed window to the rear. Radiator, fitted carpet.

BATHROOM

Obscure Upvc double glazed window to the rear. Panelled bath, tiled splash back, pedestal wash hand basin with tiled splash back, low level W.C. Vinyl flooring, radiator.

GARAGE 15'2 x 7'10 (4.62m x 2.39m)

Roller shutter door, power and lighting. door access to the entrance hall.

FRONT

Paved path to the front and side gate access to the rear garden. Lawned garden with stone chipping area. Driveway leading to the garage.

REAR

Spacious lawned rear garden. Side gate access to the front. Fenced boundaries.

NO ONWARD CHAIN

