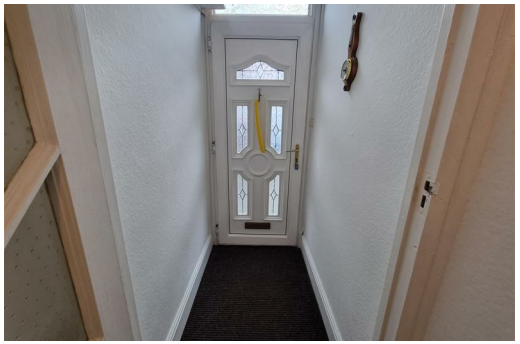

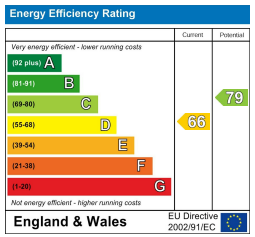

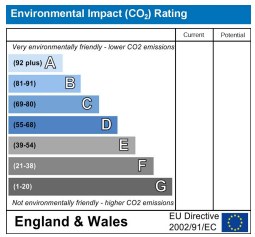

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25 Newport Road, Caerphilly, CF83 8AA

Price £240,000

- 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 D/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 D. Council tax band D. **VIEWINGS HIGHLY RECOMMENDED**

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 12'11" x 9'7" (3.94 x 2.93)
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 11'10" x 10'5" (3.62 x 3.20)
Wooden single glazed window to the rear. Picture rail, fire surround with inset electric fire. Fitted carpet, radiator.

KITCHEN 10'5" x 9'10" (3.18 x 3.00)
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/drainer, 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 12'5" x 9'10" (3.80 x 3.00)
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 11'4" x 9'3" (3.46 x 2.83)
Upvc double glazed window to the rear. Picture rail. Fitted carpet, radiator.

BEDROOM THREE 9'9" x 9'2" (2.98 x 2.80)
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.