



1 Hollybush Cottages Rudry, Caerphilly, CF83 3EG

Price £480,000

- CHARMING FREEHOLD COTTAGE WITH MANY ORIGINAL FEATURES
- WALKING DISTANCE TO RUDRY VILLAGE
- SURROUNDED BY SPACIOUS GARDENS
- WORKING COAL FIRED AGA COOKER (ALSO HEATS THE WATER)
- EPC RATING D/COUNCIL TAX BAND E
- RURAL LOCATION IN RUDRY SURROUNDED BY COUNTRYSIDE
- NEARBY MAENLLWYDD PUB
- ECONOMY 7 HEATING
- MULTI FUEL BURNER
- NO ONWARD CHAIN

****CHARMING FREEHOLD SEMI DETACHED COTTAGE WITH SOME ORIGINAL FEATURES SET IN RURAL SURROUNDINGS**** Located in Rudry where you can enjoy peaceful village surroundings. Located with easy access to local amenities & transport links. The property consists of:- Entrance porch, lounge/diner, inner passageway, ground floor bedroom/study, spacious kitchen/diner, utility space & W.C. Spacious master bedroom to the first floor with dressing room, first floor bathroom. Wrought iron gate access to the front cottage garden, large lawned gardens to the side with mature shrubs and trees including magnolia and apple trees. EPC rating D. Council tax band E. If you are looking for the quiet life style this is definitely the property for you, call us now to arrange a viewing 02920 881 441. ****NO ONWARD CHAIN****

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | Very environmentally friendly - lower CO ₂ emissions (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | 60 | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |
| England & Wales | | England & Wales | |

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ENTRANCE PORCH

Stable door access to the lounge/diner.

LOUNGE/DINER 18'9" x 13'1" (5.74 x 4.01)

Two Upvc double glazed windows to the front. Wooden stable door to the entrance porch. Feature fire place housing the multi fuel wood burner. Beamed ceiling, Economy 7 storage unit heater. Door access to the original stone staircase giving access to the first floor.

INNER HALLWAY

GROUND FLOOR BEDROOM/STUDY 13'1" x 8'0" (4.01 x 2.44)

Upvc double glazed windows to the side and rear. Beamed ceiling, original wooden floorboards, Economy 7 storage unit heater.

KITCHEN/DINER 25'10" x 13'0" (7.88 x 3.97)

Spacious serviceable kitchen, inset Belfast sink. Working coal fired AGA cooker (which also heats the water) with tiled splash back. Upvc double glazed window to the rear and side. Wooden door access to the rear porch, Tiled floor.



W.C. UTILITY ROOM

Upvc double glazed window to the rear. Low level W.C. wall mounted wash hand basin, plumbing and space for automatic washing machine. Tiled floor.

REAR PORCH

Glazed windows to the side and rear. Wooden door access to the rear garden. Tiled floor.

FIRST FLOOR LANDING/DRESSING ROOM

Upvc double glazed window to the rear. Built in wardrobe, carpet.

FIRST FLOOR BEDROOM 18'5" x 13'1" (5.63 x 4.01)

Spacious master bedroom. Two Upvc double glazed windows to the front. Beamed ceiling, original floorboards, Economy 7 storage unit heater. Loft access,



BATHROOM

Upvc double glazed window to the side and rear. Panelled bath with mains shower, pedestal wash hand basin, tiled splash back low level W.C. Original floor boards, Economy7 storage unit heater.

OUTSIDE

Wrought iron gate access to the front cottage garden. Stone wall boundaries. Paving stones leading to front and side access. mature shrubs. Gate access to the spacious lawned side garden with mature shrubs and trees including magnolia and apple trees.. Access to the rear garden, paving stones leading to the rear porch.

OUTBUILDINGS

Three outbuildings. (Two are in need of repair).

NO ONWARD CHAIN