



5 Waun Erw, Caerphilly, CF83 3QU

Price £220,000

- FREEHOLD TWO BEDROOM END OF TERRACE HOUSE
- WALKING DISTANCE TO LOCAL AMENITIES
- LOUNGE/DINER
- BATHROOM WITH A BATH AND SHOWER CUBICLE
- EPC RATING C
- LOCATED ON THE SOUGHT AFTER PONTYPANDY ESTATE
- GOOD ROAD LINKS TO CARDIFF & NEWPORT
- EXTENDED KITCHEN
- DRIVEWAY
- COUNCIL TAX BAND C

****TWO BEDROOM END OF TERRACE HOUSE, ON SOUGHT AFTER ESTATE**** With in walking distance to local amenities. Good road links to the A470. The property consists of:- Entrance hall, lounge/diner, extended kitchen, two bedrooms, bathroom with bath and shower cubicle. Enclosed rear garden, driveway to the rear of the property. EPC rating C. Council tax band C.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	80		

Very energy efficient - lower running costs
Very environmentally friendly - lower CO₂ emissions
Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC EU Directive 2002/91/EC
England & Wales **England & Wales**

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ENTRANCE PORCH

Via Upvc double glazed door to the entrance hall. Fitted carpet, door to lounge.

LOUNGE 14'2 x 12'9 (4.32m x 3.89m)

Upvc double glazed window to the front. Upvc double glazed window to the front. Stairs to the first floor with spindle balustrade, radiator, Fire surround with inset fire, fitted carpet.

EXTENDED KITCHEN/BRAKFAST ROOM 15'2 x 12'9 (4.62m x 3.89m)

Extended to the rear with Upvc double glazed French door to the rear garden, with Upvc double glazed windows to the rear and side. Fitted wall and base units, roll over preparation surface with inset sink/drain, tiled splash back. Space for cooker, over head cooker hood, automatic washing machine and fridge/freezer. Tiled floor, with inset fitted carpet, radiator, wall mounted Worcester gas boiler. Space for table and chairs.

LANDING

Loft access, fitted carpet.

BEDROOM ONE 12'9 x 8'11 (3.89m x 2.72m)

Upvc double glazed window to the front. Fitted wardrobe, radiator, fitted carpet. Wall cupboards.

BEDROOM TWO 12'9 x 5'11 (3.89m x 1.80m)

Upvc double glazed window to the rear. Fitted carpet, radiator.

BATHROOM 10'0 x 5'11 (3.048m x 1.80m)

Obscure Upvc double glazed window to the side. Panelled bath, low level W.C. Vanity unit housing the wash hand basin with storage beneath. Shower cubicle with mains shower. Tiled splash back, vinyl flooring, Airing cupboard, chrome heated towel rail.

FRONT

Planted area, access to the side leading to the driveway. Sid gate access to the garden.

REAR

Enclosed rear garden with fenced boundaries, gate access to the side and rear. Paved patio, lawned garden with mature shrubs. Rear gate leads to the driveway, vendor has a storage shed and greenhouse on part of the driveway.

