



**4 Y Cilffordd, Caerphilly, CF83 2LS**

**Price £210,000**

- NICELY PRESENTED TWO BEDROOM FREEHOLD MID TERRACED HOUSE
- LOUNGE
- FIRST FLOOR BATHROOM
- WITH IN WALKING DISTANCE TO CAERPHILLY TOWN & MORGAN JONES PARK
- EPC RATING C. COUNCIL TAX BAND C
- W.C
- KITCHEN/DINER
- WALKING DISTANCE TO ENERGLYN TRAIN STATION COMMUTING TO CARDIFF
- GOOD ROAD LINKS TO A470
- NO ONWARD CHAIN

**\*\*NICELY PRESENTED TWO BEDROOM MID TERRACE HOUSE\*\*** Located on the outskirts of Caerphilly Town, walking distance to local amenities. Close to Energlyn train station commuting to Cardiff and the Valley lines, walking distance to Morgan Jones Park. The property consists of:- Entrance hall, W.C. Lounge, kitchen/diner, two bedrooms, first floor bathroom. Off road parking to the front for two cars, enclosed rear garden not overlooked. Upvc double glazing, gas central heating. EPC rating C. Council tax band C. **\*\*NO ONWARD CHAIN\*\***.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
89	72		

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions  
Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC   EU Directive 2002/91/EC

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### **ENTRANCE HALL**

Via Upvc double glazed door to entrance hall. Tiled floor, radiator.

### **W.C.**

Obscure Upvc double glazed window to the front. Low level W.C. Pedestal wash hand basin, tiled splash back. Tiled floor and radiator.

### **LOUNGE 14'7 x 9'9 (4.45m x 2.97m)**

Upvc double glazed window to the front. Coved ceiling, laminate flooring, two radiator's, under stairs storage cupboard.

### **KITCHEN/DINER 12'10 x 9'11 (3.91m x 3.02m)**

Upvc double glazed French doors giving access to the rear garden. Upvc double glazed window to the rear. Fitted wall and base units, roll over preparation surface with inset 1.5 sink drainer, tiled splash back. Integrated electric oven, inset gas hob overhead extractor fan. Space for fridge/freezer, dish washer and automatic washing machine. Tiled floor, radiator, space for table and chairs.



### **LANDING**

loft access. storage cupboard with radiator, fitted carpet, radiator..

### **BEDROOM ONE 11'6 x 9'11 (3.51m x 3.02m)**

Upvc double glazed window to the front. Spot lighting to the ceiling, laminate flooring, mirror fronted wardrobes, radiator.

### **BEDROOM TWO 9'11 x 7'9 (3.02m x 2.36m)**

Upvc double glazed window to the rear. laminate flooring, radiator.

### **BATHROOM 9'11 x 4'11 (3.02m x 1.50m)**

Obscure Upvc double glazed window to the rear. Panelled bath with mains shower above, glass shower screen. Pedestal wash hand basin, tiled splash back. Low level W.C. Spot lighting to the ceiling, radiator.



### **FRONT**

Path leading to the front entrance. Driveway for two cars.

### **REAR GARDEN**

Paved patio and path leading to lawned garden an decked area. Fenced boundaries. Overlooking the allotment's to the rear.

### **NO ONWARD CHAIN**