



11 Craig Ysguthan., Caerphilly, CF83 3PY

Price £170,000

- NICELY PRESENTED FREEHOLD EXTENDED TWO BEDROOM MID TERRACE HOUSE.
- EXTENDED DINING ROOM
- ENCLOSED LOW MAINTENANCE GARDEN
- GOOD ROAD LINKS TO THE A470
- EPC RATING C
- LOUNGE
- KITCHEN
- DRIVEWAY TO THE FRONT FOR ONE CAR
- COUNCIL TAX BAND C
- VIEWINGS RECOMMENDED

****NICELY PRESENTED EXTENDED TWO BEDROOM MID TERRACE HOUSE**** Good road links to the A470 commuting to Cardiff. Located on the outskirts of Llanbradach village, good location for Ystrad Mynach Hospital. The property consists of:- Entrance hall, lounge open plan to the extended dining room, two bedrooms and bathroom to the first floor. Driveway & lawn to the front entrance. Low maintenance rear garden. COUNCIL TAX ABND C. EPC RATING C.

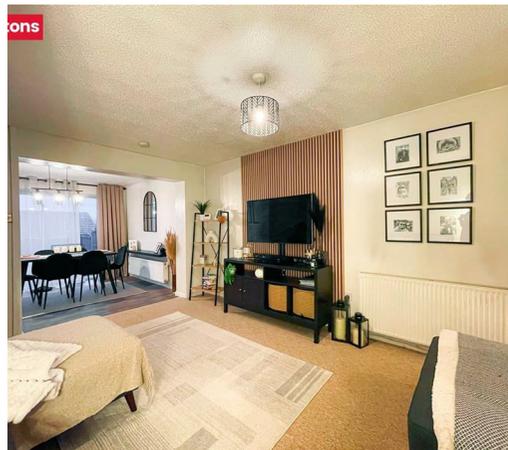
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) 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	
	86		
	71		

England & Wales EU Directive 2002/91/EC

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ENTRANCE HALL

Via Hardwood glazed door to entrance hall. Glazed door access to the lounge. Coat hooks and rack.

LOUNGE

Stairs to the first floor. Radiator, fitted carpet, open plan to the dining room.

DINING ROOM

Double glazed sliding patio doors opening to the rear garden. Coved ceiling, vinyl flooring, radiator. Open plan to the lounge.

KITCHEN

Upvc double glazed window to the front. Fitted wall and base units with roll over preparation surface with inset sink/drain, tiled splash back. Integrated electric oven, inset gas hob. Space for automatic washing machine & upright fridge freezer, tiled floor. Wall mounted Gas boiler approximately one year old.



LANDING

Loft access. Storage cupboard, fitted carpet.

BEDROOM ONE

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

BEDROOM TWO

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

BATHROOM

Obscure Upvc double glazed window to the front. panelled bath with mains shower above, glass shower screen. Wash hand basin with vanity unit beneath, low level W.C. PVC wall panels, vinyl flooring, radiator.

FRONT

Driveway for one car, stone chippings.

REAR

Low maintenance tiered rear garden. Artificial grass and paved patio. Fenced boundaries.

VIEWINGS RECOMMENDED

