



15 Waun Erw., Caerphilly, CF83

**Price £225,000**

- IMMACULATELY PRESENTED FREEHOLD DOUBLE BEDROOM MID TERRACED HOUSE
- WALKING DISTANCE TO LOCAL AMENITIES
- LOUNGE
- FIRST FLOOR BATHROOM
- OFF ROAD PARKING

\*\*IMMACULETLY PRESENTED FREEHOLD DOUBLE BEDROOM MID TERRACED HOUSE\*\* Located in a quiet cul de sac with easy access to local amenities. Located on the outskirts of Newport. The property consists of Entrance Hall, Living Room, Kitchen, Dining Room, Double bedrooms and bathroom. Off road parking. EPC Rating C. COUNCIL TAX BAND C. \*\*

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs 92 plus) <b>A</b>	<b>90</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions 92 plus) <b>A</b>	<b>78</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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### ENTRANCE PORCH

Upvc double glazed door giving access to the front garden.

### LOUNGE 12'6 x 14'2 (3.81m x 4.32m)

Upvc double glazed window to the front garden. Staircase with white spindle balustrade. Door access to the kitchen.

### KITCHEN/BREAKFAST ROOM 12'6 x 10'6 (3.81m x 3.20m)

Upvc double glazed French doors to the front garden. Kitchen with preparation surface with inset 1.5 sink, electric hob, automatic washing machine, space for fridge freezer. Space for table and chairs.

### LANDING

Loft access, fitted carpet.



### BEDROOM ONE 12'8 x 8'7 (3.86m x 2.90m)

Upvc double glazed window to the front garden.

### BEDROOM TWO 12'8 x 8'7 (3.86m x 2.90m)

Upvc double glazed window to the front garden.

### BATHROOM 9'6 x 5'4 (2.90m x 1.63m)

Panelled bath with Triton electric shower, wash hand basin with storage beneath, toilet, chrome heated towel rail, tiled walls and floor.

### FRONT

Driveway for two cars, paved path to the front door.

### REAR

Enclosed rear garden. Pave patio, and lawn. Rear lane gate access. Garden shed.

