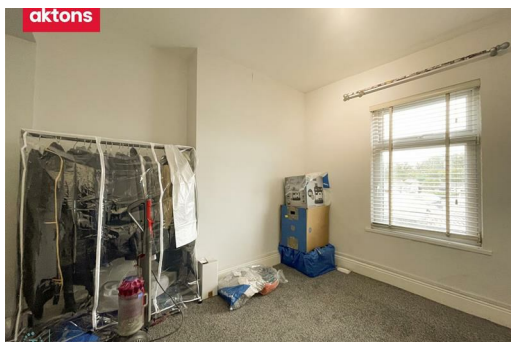
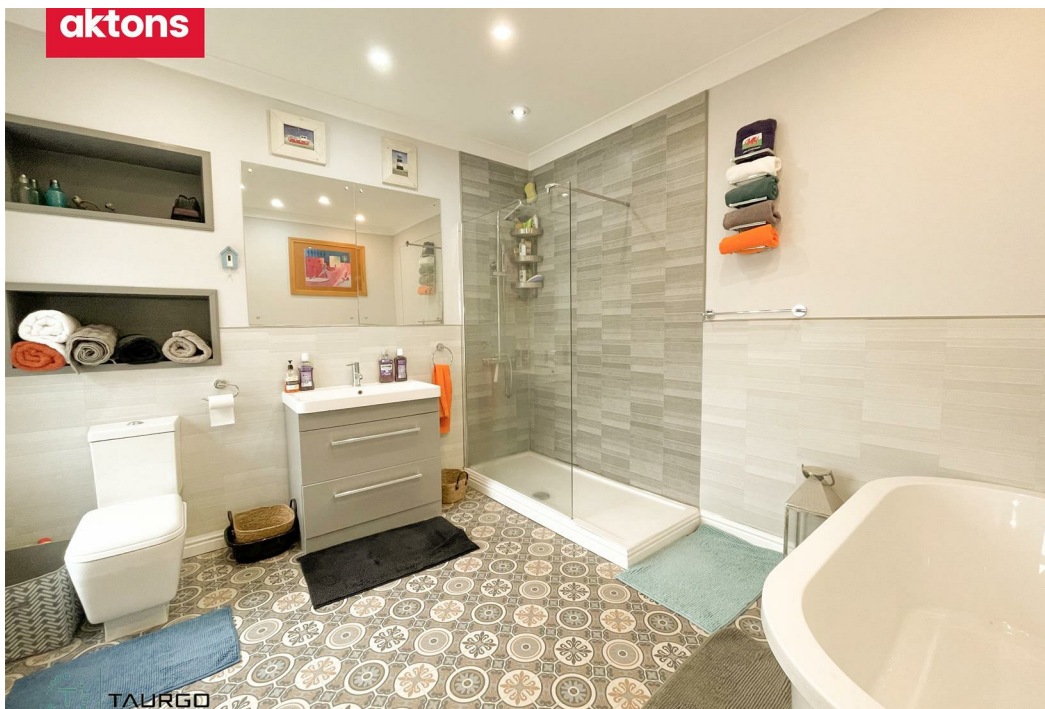




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		85
	(81-91) B		
	(69-80) C		
	(55-68) D		66
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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

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2 Central Houses, Caerphilly, CF83 8BS

Price £210,000

- TWO DOUBLE BEDROOM MID TERRACED HOUSE
- LOUNGE/DINING ROOM
- UTILITY ROOM
- SPACIOUS 4 PEICE BATHROOM TO THE FIRST FLOOR
- EPC RATING D/COUNCIL TAX BAND C
- NICELY PRESENTED/VILLAGE LOCATION
- KITCHEN
- GROUND FLOOR W.C.
- UPVC DOUBLE LGAZING/GAS CENTRAL HEATING
- COMPLETIONS CAN NOT TAKE PLACE TILL FEBRUARTY 2026

****NICELY PRESENTED TWO DOUBLE MID TERRACE HOUSE.** Village location, good road links to Newport, Caerphilly and Cardiff. Close to local amenities, walking distance to primary and comprehensive schools. Close to lovely river walks. The house consists of:- Entrance porch, entrance hall, lounge, dining room, kitchen, inner passageway, utility room, ground floor W.C. Two double bedrooms, first floor spacious bathroom. Upvc double glazing, gas central heating. Garage to the rear. EPC D / COUNCIL TAX BAND C. No onward chain.

****COMPLETION CAN NOT TAKE PLACE TILL FEBRUARY 2025****



ENTRANCE PORCH

Via double glazed composite door to entrance porch, vinyl flooring. Glazed wooden door access to entrance hall.

ENTRANCE HALL

Coved ceiling, laminate flooring, partly wood panelling to the walls with dado rail. Stairs to the first floor with spindle balustrade. Built in storage cupboards underneath the stairs.

LOUNGE 12'10" x 13'9" (3.93 x 4.21)

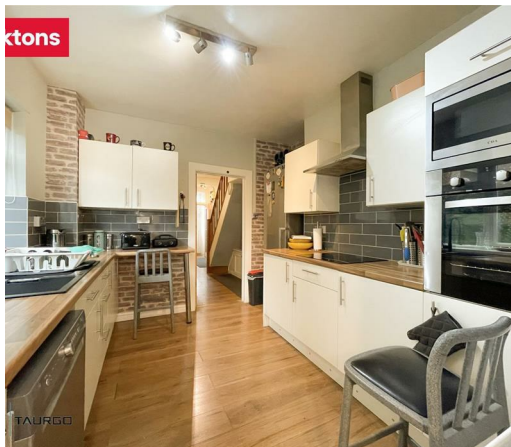
Upvc double glazed bay window to the front, coved ceiling, feature fire surround, radiator. Carpet flooring. Open plan to dining room.

DINING ROOM 11'5" x 9'11" (3.50 x 3.03)

Upvc double glazed patio door to the rear, laminate flooring, radiator. Open plan to the lounge.

KITCHEN 8'9" x 10'10" (2.69 x 3.31)

Modern fitted kitchen. Upvc double glazed window to the side. Fitted wall and base units, roll over preparation surface with inset sink /drainer, tiled splash back. Inset electric hob with overhead cooker hood. Integrated eye level electric oven and microwave. Dishwasher to remain, fridge freezer to remain. Laminate flooring, radiator. Door to inner passageway.



INNER PASSAGEWAY

Upvc double glazed door to the rear garden. Laminate flooring. Door to W.C. and utility room.

UTILITY ROOM

Upvc double glazed window to the rear, wall mounted combination gas boiler. Base unit with roll over preparation surface. Automatic washing machine, and tumble dryer to remain, heated ladder radiator. Laminate flooring.

GROUND FLOOR W.C.

Obscure Upvc double glazed window to the rear, low level W.C. Laminate flooring.

LANDING

Spindle balustrade, loft access, radiator.

BEDROOM ONE 10'2" x 17'6" (3.12 x 5.34)

Two Upvc double glazed windows to the front, Coved ceiling, two radiators.

BEDROOM TWO 9'8" x 11'3" (2.96 x 3.43)

Upvc double glazed window to the rear, radiator, coved ceiling.

FIRST FLOOR BATHROOM 10'0" x 10'4" (3.06 x 3.15)

FRONT

Gate access to front garden resin path leading to front entrance. Wall boundaries.

REAR

Low maintenance rear garden with resin path leading to the garage, gate access to the rear lane. Outside tap. Wall and fenced boundaries.

DETACHED GARAGE

Up and over door. Upvc double glazed door giving access to the rear garden. Upvc double glazed window to the rear and side.

OFFERED WITH NO ONWARD CHAIN

COMPLETION CAN NOT TAKE PLACE TILL FEBRUARY 2026

