



**Edwards & Co**  
property sales & lettings

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Heol Gwaun Rhos  
Caerphilly  
CF83

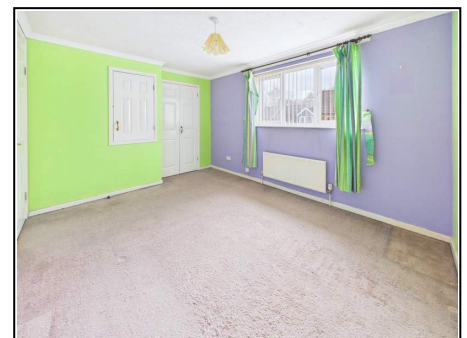
Guide price £215,000



- Ideally located semi-detached home in Caerphilly
- 2 excellent size double bedrooms
- Spacious main living room
- Open plan kitchen/dining room
- Conservatory opening to rear garden
- Driveway and front garden
- Private and enclosed rear garden
- Ideal opportunity to improve further
- Close to Caerphilly Town centre and local amenities
- NOT TO BE MISSED

Ref: PRA53723

Viewing Instructions: Strictly By Appointment Only



## General Description

\*Very well-located and spacious 2 double bedroom semi-detached home in Pontygwindy Caerphilly\* Edwards and Co, Cardiff are pleased to offer for sale this extended and attractive property in this highly desirable part of Caerphilly. The property offers spacious 2 storey accommodation, driveway and gardens. Not to be missed.

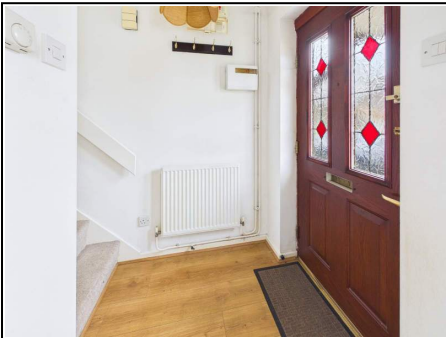
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### Driveway & Front Entrance

Front garden laid to lawn, steps to covered porch and adjacent driveway parking.

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### Entrance Hallway

Brightly decorated entrance hallway with carpeted stairs to first floor and door to living room.

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### Living Room

Excellent size principal reception room with wood-laminate flooring and large window overlooking front garden.

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## Kitchen/Dining Area

Spacious open-plan kitchen and dining area opening to conservatory extension.

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### Kitchen

Sizeable fitted kitchen with ample space for kitchen and laundry appliances. Window overlooking rear garden and wall mounted heating boiler. Open plan to dining area.

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## Dining Area

Dining area with ample space for dining table and chairs open plan to kitchen. Door to conservatory.

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## Conservatory

Another excellent size additional living space to the property with PVC windows and solid roof. French doors to rear garden.

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## First Floor Landing

Carpeted landing area with access doors to bedrooms and bathroom. Window to side aspect.

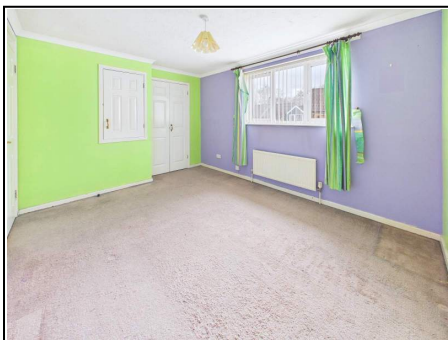
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## Bedroom 1

An excellent size brightly decorated double bedroom with PVC window overlooking the rear garden.

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## Bedroom 2

Bedroom 2 is another spacious double bedroom, this time overlooking the front aspect.

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## Bathroom

A sizeable first floor bathroom with 3 piece suite and tiled walls. Window with obscured glazing to rear aspect.

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## Rear Garden

A very well-proportioned, private and enclosed rear garden with wooden fence boundaries.

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## Agents Opinion

Although requiring a degree of modernisation if desired, this really is a very well proportioned and ideally located property on this popular Caerphilly development. Must be viewed to be fully appreciated.

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## Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

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## Anti Money Laundering

**MONEY LAUNDERING REGULATIONS:** All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

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## Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:71

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band C

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**Hallway**  
4'4" x 4'5"  
1.33 x 1.36 m

**Approximate total area<sup>(1)</sup>**  
428 ft<sup>2</sup>  
39.7 m<sup>2</sup>

**Reduced headroom**  
6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the BCS/PM5 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFTE 360

Ground Floor



**Bathroom**  
8'1" x 5'3"  
2.48 x 1.62 m

**Approximate total area<sup>(1)</sup>**  
328 ft<sup>2</sup>  
30.4 m<sup>2</sup>

(1) Excluding balconies and terraces


Calculations reference the BCS/PM5 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFTE 360

Floor 1



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.