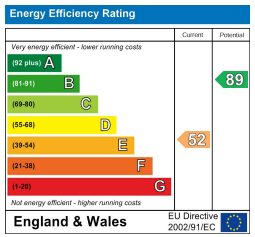

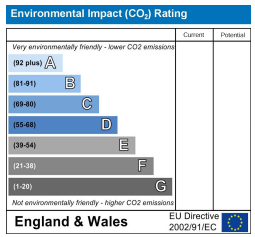

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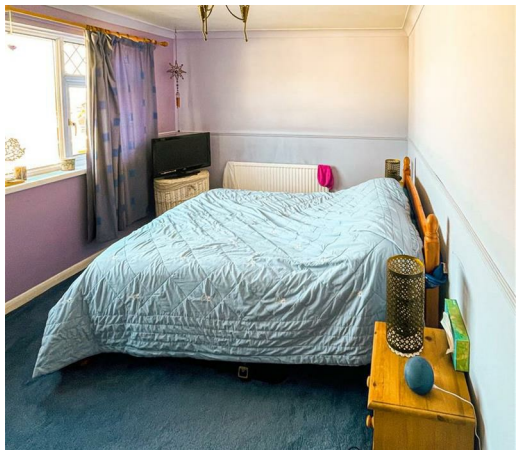
5 Rhuddlan Court, Caerphilly, CF83 2UQ

Price £185,000

- FREEHOLD TWO DOUBLE BEDROOM SEMI DETACHED HOUSE
- KITCHEN
- FRONT AND REAR GARDENS
- GOOD ROAD LINKS TO THE A470
- EPC RATING E/COUNCIL TAX BAND C
- LOUNGE
- FIRST FLOOR BATHROOM
- DETACHED GARAGE/DRIVEWAY FOR AT LEAST THREE CARS
- LOCATED ON THE SOUGHT AFTER HENDREDENNY ESTATE

TWO DOUBLE BEDROOM SEMI DETACHED HOUSE Located on the sought after estate Hendredenny. Good road links the A470. Walking distance to primary and comprehensive schools. The property consists of:- Upvc double glazing, gas central heating. Entrance porch, lounge, kitchen, two double bedrooms, modern fitted bathroom. Front garden with driveway prividing parking for at least three cars, detached garage.. Enclosed tiered garden to the rear. EPC rating E. Council tax band C.



ENTRANCE PORCH
Via Upvc double glazed door with double glazed side panel to entrance porch. Upvc double glazed window to the front. Cupboard housing meters. Dado rail, vinyl flooring, radiator. Door access to the lounge.

LOUNGE 17'7" x 12'11" (5.36m x 3.94m)
Upvc double glazed window to the front. Coved ceiling, dado rail, marble fire surround with inset gas fire, fitted carpet, radiator. Stairs to the first floor. Door access to the kitchen.

KITCHEN/BREAKFAST ROOM 12'11" x 9'1" (3.94m x 2.77m)
Upvc double glazed window to the rear. Upvc double glazed door giving access to the rear garden. Fitted wall and base units, roll over preparation surface with inset 1.5sink drainer, tiled splash back. Integrated electric oven, inset gas hob with overhead extractor fan. Space for automatic washing machine and upright fridge/freezer. Coved ceiling with spot lighting, tiled floor, radiator. Gas boiler housed in wall cupboard.

LANDING
Dado rail, fitted carpet. Loft access.

BEDROOM ONE 9'5" x 12'9" (2.87m x 3.89m)
Upvc double glazed window to the front. Coved ceiling, dado rail, radiator. Views over looking Caerphilly and countryside.

BEDROOM TWO 9'1" x 12'9" (2.77m x 3.89m)
Upvc double glazed window to the rear. Fitted carpet, radiator.

BATHROOM
Obscure Upvc double glazed window to the side. Nicely presented bathroom comprising of:- Panelled bath with electric shower above, glass shower screen, vanity unit housing wash hand basin, enclosed cistern W.C. Tiled walls, laminate flooring, coved ceiling. radiator. airing cupboard housing hot water tank and shelving. (Bathroom renovation is less than 2 years old (Aug 2024)

GARAGE
Up and over door. Door access to the rear garden.

FRONT
Lawned garden with driveway leading to the garage, driveway provides off road parking for two cars, lawned garden. Side gate access to the rear garden.

REAR
Paved patio with steps leading to tiered garden laid with lawn. Fenced and mature shrub boundaries. Outside tap.