



10 Brynawel, Caerphilly, CF83 2EX

Price £185,000

- TWO BEDROOM SEMI DETACHED HOUSE
- GOOD ROAD LINKS TO THE A470
- LOUNGE
- FIRST FLOOR BATHROOM
- UPVC DOUBLE GLAZING/GAS CENTRAL HEATING
- VIEWS TO THE REAR OF THE PROPERTY OF LOCAL COUNTRYSIDE
- WALKING DISTANCE TO LOCAL AMENITIES
- KITCHEN/BREAKFAST ROOM
- DRIVEWAY TO THE SIDE
- EPC RATING /COUNCIL TAX BAND

****TWO BEDROOM SEMI DETACHED HOUSE**** Views to the rear of the property with stunning views over local countryside. Walking distance to local amenities and schools. Good road links to the A470. The house consists of:- Entrance hall, lounge, kitchen/breakfast room, two bedrooms with first floor bathroom. Front and rear gardens, driveway to the side. Upvc double glazing, gas central heating. EPC rating D . Council tax band 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	
68	75		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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ENTRANCE HALL

Via Upvc double glazed door to entrance hall. Stairs to the first floor.

LOUNGE 17'7" x 11'10" (5.36 x 3.62)

Upvc double glazed window to the front. Under stairs storage cupboard, fitted carpet, radiator.

KITCHEN/BREAKFAST ROOM 11'10" x 6'7" (3.62 x 2.03)

Upvc double glazed window to the rear with views over local countryside. Fitted wall and base units, roll over preparation surface with inset sink/drain. tiled splash back. Space for cooker, fridge/freezer and washing machine. Laminate flooring, radiator. Space for small table and chairs. Wall mounted gas boiler. Door access to the rear garden.

LANDING

Fitted carpet.

BEDROOM ONE 13'8" x 8'11" (4.19 x 2.72)

Upvc double glazed window to the front. Built in mirror fronted wardrobes, storage cupboard. Fitted carpet, radiator.

BEDROOM TWO 10'5" x 6'6" (3.20 x 1.99)

Upvc double glazed window to the rear with views over local countryside. Airing cupboard housing hot water tank. Fitted carpet, radiator.

BATHROOM

Obscure Upvc double glazed window to the rear. Panelled bath with electric shower above, vanity unit housing wash hand basin, low level W.C. Tiled splash back, linoleum flooring, radiator.

FRONT

Lawned garden, driveway to the side, side gate access to the rear.

REAR

Paved patio. lawned garden with mature shrub borders, fenced boundaries, garden shed, gate access to the side. Views over local countryside.

