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10 Bryn Siriol, Caerphilly, CF83 2AJ

Asking Price £300,000

- Four Bedroom Semi-Detached
- Kitchen/Dining Room
- Modern Upstairs Bathroom
- Close Proximity to Energlyn Train Station
- EPC Rating - C
- Large Living Space with Patio Doors
- Downstairs WC
- Garage to Rear
- New Windows and Doors Fitted in 2024
- Council Tax - D

Located in the desirable area of Bryn Siriol, Caerphilly, this charming semi-detached house offers an ideal space for family living. Built in the 1970s, this property spans an impressive 980 square feet and features four well-proportioned bedrooms, making it an ideal family home.

Internally the property boasts an entrance hallway giving access to the open plan living space which follows through to modern kitchen/dining space offering a sociable space for families. Additionally, the property boasts a convenient downstairs WC, enhancing the practicality of everyday living. To the first floor there are four good sized bedrooms plus the modern family bathroom.

Externally the property offer a large front garden laid to lawn with an enclosed rear garden comprising lawned and patio area. Further to this there is rear access plus a single garage.

Energy Efficiency Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
71	79
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
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G (1-20)	G (1-20)
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Entrance Hallway

Entered via PVC door. Doors to first floor;

Living Room 23'5 x 10 (7.14m x 3.05m)

PVC window to front and patio doors to rear. Open plan to;

Kitchen/Dining Area 17'11 x 10'10 (5.46m x 3.30m)

Fitted with a range of matching base and wall units with worktop space over. Inset stainless steel, range cooker with five ring gas hob. Space for fridge/freezer. Space for table and chairs. Door into utility space;

Utility Room

Door to front and rear. Space for washing machine and tumble dryer.

WC

Fitted with low level WC and wash hand basin.

Landing

Access to all first floor rooms;

Bedroom One 15'1 x 10 (4.60m x 3.05m)

PVC Window to front;

Bedroom Two 13'3 x 8'4 (4.04m x 2.54m)

PVC to window to rear;

Bedroom Three 10'7 x 7'7 (3.23m x 2.31m)

PVC window to front; Fitted storage cupboard;

Bedroom Four 8'4 x 7'7 (2.54m x 2.31m)

PVC Window to rear. Fitted wardrobes;

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, inset sink and wash hand basin. PVC window to side;

Outside

Front and rear garden. Garage to rear;

