



**Bryn Yr Ysgol, , Caerphilly, CF83 2BY**

**Chain Free £170,000**

- Modern Semi Detached Property
- Spacious Lounge/Dining Room
- First Floor Bathroom/WC
- Off Road Parking For Two/Three Cars
- Close to School + Good Road Links to Cardiff
- Two Double Bedrooms
- Kitchen
- Decked rear Garden with Views
- Gas Central Heating + Double Glazing
- Chain Free

# Bryn Yr Ysgol, Caerphilly CF83 2BY

Priced to sell. A modern semi-detached house offering a lounge/dining room, two spacious bedrooms, and a first floor bathroom, making it an ideal first-time purchase for those looking to settle down in a peaceful neighbourhood. One of the standout features of this lovely home is the off-road parking available for two/three vehicles, ensuring convenience and peace of mind for homeowners with cars. Additionally, being close to a school and good road links to Caerphilly and Cardiff adds to the appeal of this property. The spacious bedrooms offer ample room for relaxation and personalisation. And the best part? This property is chain-free, making the buying process smoother and hassle-free.



Council Tax Band: C



## **Entrance Porch**

Double glazed entrance door, painted finish to walls.

## **Lounge/Dining Room**

3.6 x 5.78 (11'9" x 18'11")

Double glazed window to front aspect, painted finish to wall, radiators, stairs leading to first floor accommodation.

## **Kitchen**

3.55 x 2.11 (11'7" x 6'11")

Double glazed window to rear aspect, base and wall units, stainless steel single drainer sink, tiled walls, wall mounted gas central heating boiler, double glazed door leading to rear garden.

## **Landing**

### **Bedroom One**

3.63 x 2.59 (11'10" x 8'5")

Double glazed window to front aspect, painted finish to walls, radiator.

### **Bedroom Two**

2.97 x 3.34 (9'8" x 10'11")

Double glazed window to rear aspect, painted finish to walls, fitted wardrobes, radiator.

## **Bathroom/WC**

Double glazed window to side aspect with obscured glass, low level WC, wash hand basin, panel bath with electric shower over, radiator.

## **Outside**

### **Front Garden**

Front garden with grass and hedge, steps leading to front door.

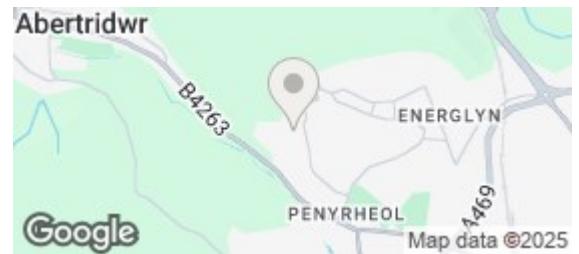
### **Rear Garden**

An enclosed garden with decking and lovely views, side access.

### **Off Road Parking**

A long driveway to the side of the property offering parking for two/three cars.

## Directions



## Viewings

Viewings by arrangement only. Call 01495 239686 to make an appointment.

## EPC Rating:

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

