

6 Glyn Terrace, Fochriw, Bargoed, Caerphilly. CF81 9JP

£144,950



**REDUCED**

## PROPERTY DESCRIPTION

THREE DOUBLE BEDROOM MID TERRACE PROPERTY (FORMALLY A FOUR BEDROOM)... SEMI RURAL LOCATION...  
NO CHAIN...

Ideal family home situated in a semi rural location of Fochiw, which is within easy access to the train station into Cardiff City Centre and Parc Cwm Darren where there are picnic benches and BBQ facilities throughout, together with an obstacle course for older children and smaller playground for younger children. .

A scenic walk and cycle path runs from the Park to Bargoed. For the active, there is cycling, orienteering, walking and coarse fishing as well as several self guided trails around the lake and through the woodlands.

The accommodation briefly comprises to the ground floor, entrance porch, open plan lounge/dining room.  
modern contemporary kitchen and bathroom.

Whist to the first floor are three bedrooms and wc.

Other features include double glazing, gas central heating, forecuted front with open views and generous rear garden with off road parking.

Viewing recommended.

No Chain !!

## FEATURES

- THREE BEDROOM MID TERRACE PROPERTY (FORMALLY A FOUR BEDROOM)
- OPEN PLAN LOUNGE/DINING ROOM
- CONTEMPORARY FITTED KITCHEN
- GROUND FLOOR MODERN BATHROOM
- 1st FLOOR WC
- GAS CENTRAL HEATING & DOUBLE GLAZING
- GENEROUS REAR GARDEN
- REAR OFF ROAD PARKING
- NO CHAIN !!!
- EPC:D



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE

Enter via an double glazed front door.

#### ENTRANCE PORCH

Smooth plastered and emulsioned finish to the walls and ceiling, central heating radiator, laminate flooring. Door through to:

#### OPEN PLAN LOUNGE/DINING ROOM

16' 9" Max x 22' 3" (5.11m x 6.78m)

Double glazed window to the front aspect, double glazed "French" doors to the rear aspect, coved finish to the ceiling, smooth plastered and emulsioned finish to the walls, two central heating radiators, stairs to the first floor, under stairs storage cupboard, laminate flooring, Door into:

#### KITCHEN

9' 8" x 12' 5" (2.95m x 3.78m)

Double glazed window to the side aspect, coved finish to the ceiling with inset spotlighting, range of wall and base units with square edge work surfaces over, single stainless steel sink unit with drainer and mixer tap over, tiled splash back areas, space for fridge/freezer, plumbing for automatic washing machine, four ring electric hob with extractor over, eye level electric oven and microwave, storage cupboard housing wall mounted boiler serving domestic hot water and central heating system, central heating radiator, tiled flooring.

#### BATHROOM

9' 1" x 8' 4" (2.77m x 2.54m)

Two obscure double glazed windows to the rear aspect, coved finish to the ceiling with inset spot lighting, four piece bathroom suite comprising, jacuzzi bath with concealed pull out shower attachment, pedestal wash hand basin with mixer tap over, close coupled wc, tiled splash back areas, step in double shower enclosure, wall mounted heated towel rail, tiled flooring.

### STAIRS TO THE FIRST FLOOR

#### LANDING

Textured finish to the ceiling, access to loft space. Doors through to:

#### BEDROOM 1

16' 4" x 10' 3" (4.98m x 3.12m)

Two double glazed windows to the front aspect, coved finish to the ceiling, smooth plastered and emulsioned finish to the walls, central heating radiator.

#### BEDROOM 2

10' 4" x 11' 6" (3.15m x 3.51m)

Double glazed window to the rear aspect, coved finish to the ceiling, smooth plastered and emulsioned finish to the walls, central heating radiator.

#### WC

6' 4" x 3' 5" (1.93m x 1.04m)

Textured and coved finish to the ceiling, two piece suite comprising close coupled wc, wash hand basin with mixer tap over, tiled splash back areas, laminate flooring.

#### BEDROOM 3

9' 5" x 9' 6" (2.87m x 2.90m)

Double glazed window to the rear aspect, coved finish to the ceiling, smooth plastered and emulsioned finish to the walls central heating radiator.

### OUTSIDE

#### FRONT

Forecourted front with steps up to front door, open aspect.

#### REAR

Enclosed generous rear tiered garden with patio area steps leading to lawn and decked patio area leading to off road parking.

## ROOM DESCRIPTIONS

### **N.B.**

J W Homes Estate and Lettings Agents stress that all prospective purchasers must satisfy themselves as to the condition of the property and all installations.

### **VIEWING**

If you wish to view this property or place an offer please contact J W Homes Estate and Letting Agents on 01495 223757 where we will be able to offer free independent mortgage advice, if required.



# FLOORPLAN & EPC



Total area: approx. 99.6 sq. metres (1071.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	