



45a Chatham, Caerphilly, CF83 8SB
£300,000

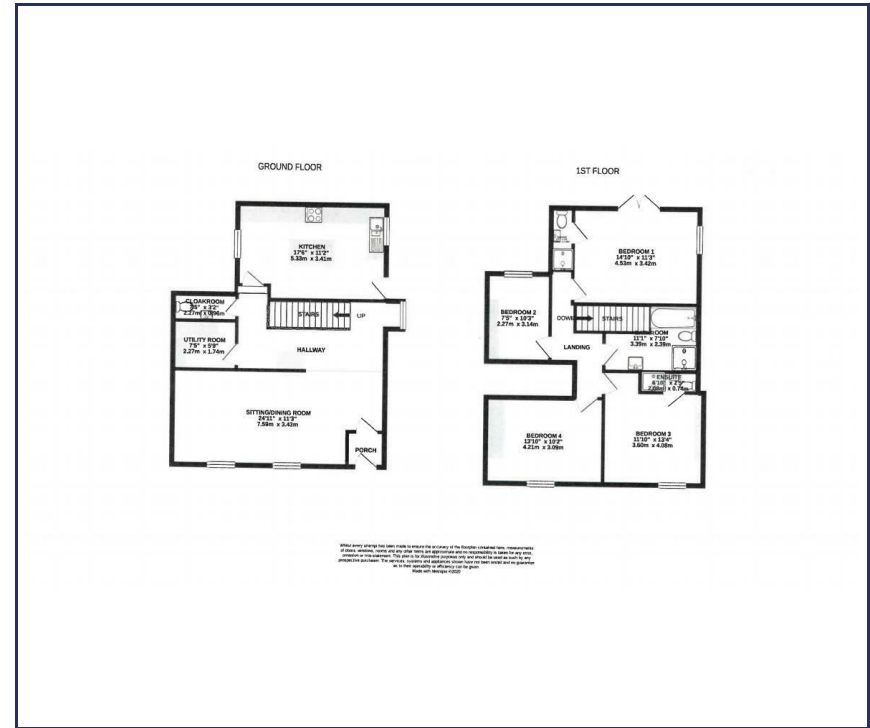


A very impressive former pub conversion now offering two stone cottages with spacious rooms throughout. 45a is the larger of the two, is fully renovated and extended to now offer 4 bedrooms (2 en-suite) and a family bathroom on the first floor. On the ground floor, an attractive composite door leads into a 24' reception room, there is a utility room, a ground floor cloakroom and an outstanding fully fitted 17' x 11' kitchen in pale grey.

Outside a brick pave drive leads into a double carport and steps to the side lead up to a two terraced garden with lovely views from the sundeck (accessed from bedroom 1 also). Other features are new oak doors, flooring is new throughout and there is exposed stone in the lounge.

Highly recommended. No upper chain.

- Spacious semi-detached cottage
- 4 generous bedrooms (2 en-suite)
- 17' x 11' kitchen with island unit
- Utility & cloakroom
- Terraced garden up to sundeck
- Superbly renovated throughout
- Family bathroom
- 24' lounge
- Double carport & parking
- EPC: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B	78	
(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	

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