



1 White Cross Cottage, Groeswen, CF15 7US  
Asking Price £175,000

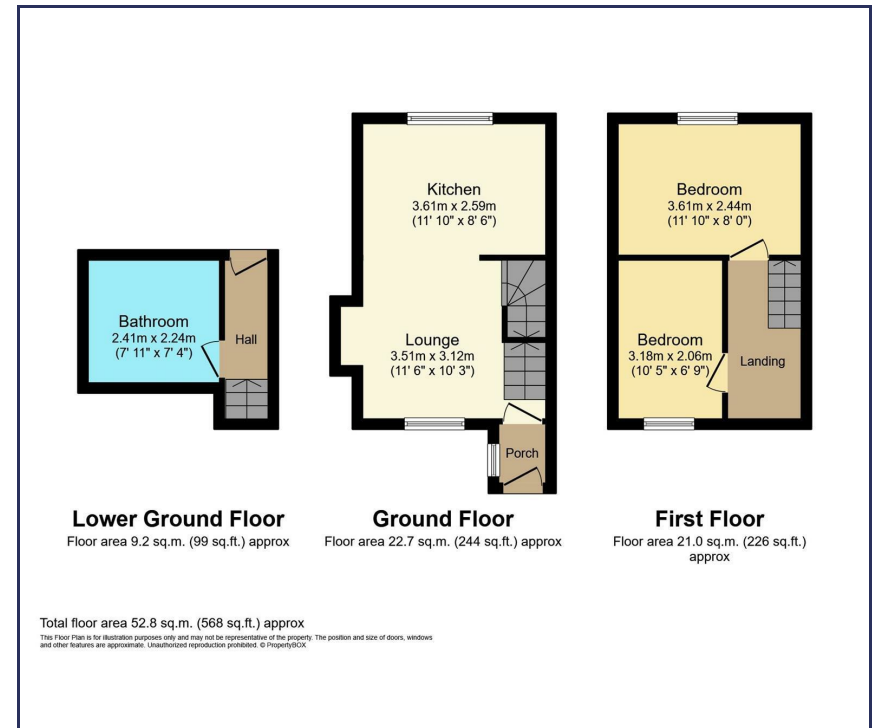
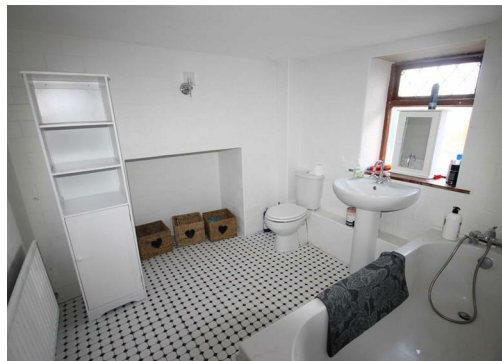


Rural living yet accessible to the main road network.

A small 2 bed end terraced stone cottage located in this well placed Village between the A470 and Caerphilly with superb southerly views to rear. There is an open plan lounge /kitchen on the ground floor, a lower ground floor bathroom along with the 2 bedrooms to the first floor. There is space for one vehicle to the front (limited extra parking) and a level lawned garden, private decked area with lovely views and and a 27'4x 9'8 home office /man cave with stove.

There is oil fired central heating, double glazed windows and a log burner with a stone recess in the lounge. Comfortable quirky accommodation.

- 2 bedroom end of terrace cottage
- Panoramic views of the surrounding countryside
- Modern bathroom suite
- Enclosed rear garden
- Semi rural location
- Many original features
- Detached garden room/home office
- EPC: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Eastgate Market Street, Caerphilly CF83 1NX  
T: 02920 867711 E: caerphilly@brinsons.co.uk

