



BRINSON



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19 Heol Ynys Ddu, Caerphilly, CF83 1SD  
£330,000

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This is a bright, most spacious detached at the end of a private cul-de-sac within a corner plot. Well improved by its owners from new in the mid 1990's this home has four generous bedrooms (3 with wardrobes), a 16' lounge, a separate dining room being the former garage and a very well fitted sociable kitchen/breakfast room. Also on the ground floor is a double glazed conservatory, a utility room and a cloakroom. There is an en-suite and an attractively tiled bathroom on the first floor.

Driving into the plot you enter a most generous parking area (garage potential), there is a wide side garden with storage sheds and a landscaped rear garden with raised pergola and a paved sitting area.

Viewing highly recommended.

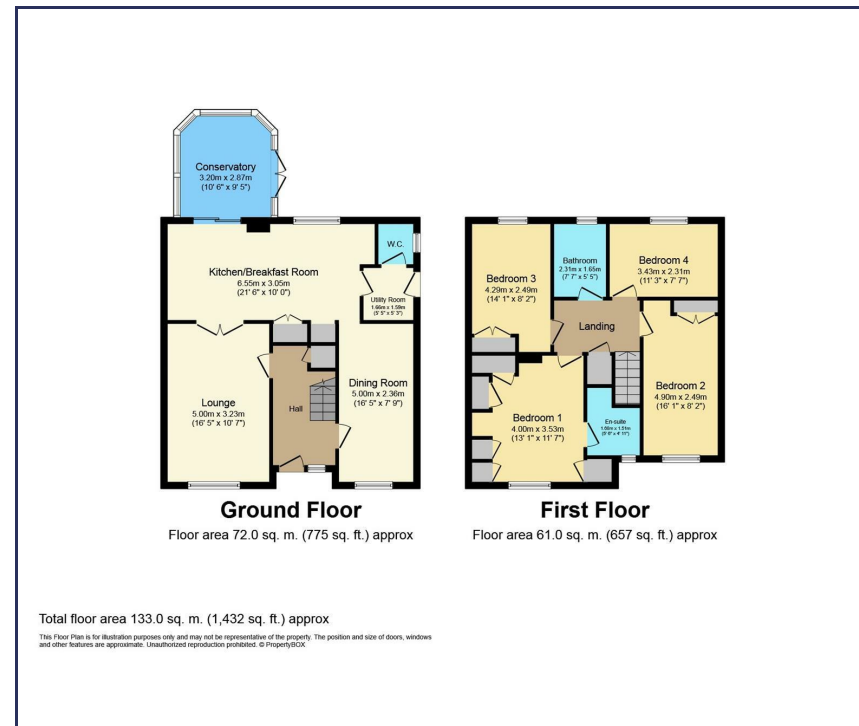
- Extended detached on corner plot
- En-suite shower room
- 16' dining room
- Double glazed conservatory
- Large parking area
- 4 generous bedrooms
- 16' lounge
- 21' x 10' kitchen/breakfast room
- Utility room and cloakroom
- EPC: E



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

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