



15 Meadow Way, Caerphilly, CF83 1TF

**Price £435,000**

- IMMACULATLY PRESENTED FREEHOLD FOUR BEDROOM DETACHED HOUSE
- GOOD ROAD LINKS TO A470
- WALKING DISTAND TO THE POPULAR CWRT RAWLIN PRIMARY SCHOOL & SHOPS
- LOUNGE/DINING ROOM/CONSERVATORY & STUDY
- W.C
- EN SUITE TO MASTER BEDROOM
- DOUBLE GARAGE FRONT & REAR GARDENS
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM
- COUNCIL TAX BANDING F/ EPC RATING C

**\*\*IMMACULATELY PRESENTED FOUR DOUBLE BEDROOM DETACHED HOUSE\*\*** Located on the sought after Estate Casltle View. Set off the road in a private cul de sac. Good road links to A470. Walking distance to shops & the popular Cwrt Rawlin primary school. The property consist of:- Entrance hall, W.C. study, lounge, dining room, conservatory, kitchen/diner, utility room, study. Four double bedrooms, En suite to the master bedroom, family bathroom. Well kept front & rear flat garden. Double driveway leading to the double garage. Cavity wall insulation. Council tax banding F. EPC rating C.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	84		

**Energy Efficiency Rating**  
 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  
 EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**  
 Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (81-91) **A**  
 (69-80) **B**  
 (55-68) **C**  
 (39-54) **D**  
 (21-38) **E**  
 (1-20) **F**  
 Not environmentally friendly - higher CO<sub>2</sub> emissions  
 EU Directive 2002/91/EC

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#### **ENTRANCE HALL**

Via double glazed composite door to entrance hall. Coved ceiling, radiator, fitted carpet, stairs to the first floor with spindle balustrade.

#### **W.C.**

Low level W.C Wall mounted wash hand basin, radiator, extractor fan.

#### **STUDY 6'2" x 7'5" (1.89 x 2.27)**

Upvc double glazed window to the front. Coved ceiling, radiator, fitted carpet.

#### **LOUNGE 12'3" x 17'4" (3.73m x 5.28m)**

Upvc double glazed window to the front, Coved ceiling, 2 X radiators. Wall lights, feature fire surround with inset coal effect electric fire with remote control, fitted carpet. Double door access to the dining room.

#### **DINING ROOM 12'3" x 8'8" (3.75 x 2.66)**

Upvc double glazed patio doors leading to the conservatory, double door access to the lounge. Coved ceiling, radiator, fitted carpet. Door leading to the kitchen/diner.

#### **CONSERVATORY 10'11" x 10'4" (3.34 x 3.17)**

Low level walls. Upvc double glazed windows to the rear and sides. Upvc double glazed French doors giving access to the rear garden. Laminate flooring.

#### **KITCHEN/DINER 14'9" x 12'11" (4.50 x 3.96)**

Upvc double glazed windows to the rear and side. Fitted wall and base units with roll over preparation surface, inset 1.5 sink drainer, tiled splash back. Space for dishwasher and upright fridge freezer. Integrated eye level double electric oven, inset electric hob, over head extractor fan. Under stairs storage cupboard, radiator, tiled floor, radiator. Space for table and chairs.

#### **UTILITY ROOM 6'2" x 5'4" (1.89 x 1.64)**

Double glazed door giving access to the side. Tall and base unit, inset sink/drain, tiled splash back, plumbing and space for automatic washing machine., radiator. Wall mounted gas boiler. Tiled floor.

#### **LANDING**

Loft access, fitted carpet.

#### **BEDROOM ONE 2.97 X 4.98**

Upvc double glazed window to the front. Fitted wardrobes, radiator, fitted carpet. Door to the En Suite.

#### **EN SUITE 6'3" x 6'3" (1.91 x 1.92)**

Obscure Upvc double glazed window to the front. Shower cubicle with electric shower, vanity unit housing wash hand basin, bidet, low level W.C. extractor fan, radiator, fitted carpet.

#### **BEDROOM TWO 12'6" x 12'2" (3.83 x 3.73)**

Upvc double glazed window to the front. Fitted carpet, radiator.

#### **BEDROOM THREE 11'8" x 8'1" (3.58 x 2.47)**

Upvc double glazed window to the rear. Fitted carpet, radiator.

#### **BEDROOM FOUR 11'8" x 10'8" (3.57 x 3.27)**

Upvc double glazed window to the rear. Fitted carpet, radiator.

#### **BATHROOM 6'5" x 7'11" (1.97 x 2.43)**

Obscure Upvc double glazed window to the rear. panelled bath with shower mixer taps, tiled splash back, pedestal wash hand basin, low level W.C. Extractor fan, tiled floor, radiator.

#### **FRONT**

Shared driveway access leading to the double drive leading to the double garages. Picturesque front garden. Lawned garden with mature shrubs, side access. Double drive leading to the double garages. Feature open porch leading to the front entrance.

#### **REAR**

Paved patio, lawned garden, mature shrubs and plants, paved patio to the rear of the garden. Outside tap. Side access to the front.

#### **DOUBLE GARAGE 17'7" x 18'0" (5.36 x 5.49)**

Two up and over doors giving access to the double garage. Power and lighting, door access to the side.

