



2 Bryn Siriol, Caerphilly, CF83 2AJ

Price £290,000

- FREEHOLD FOUR BEDROOM SEMI DETACHED HOUSE
- LOUNGE/DINER/CONSERVATORY
- W.C
- WELL PRESENTED FRONT & REAR GARDENS
- GOOD ROAD LINKS TO THE A470/WALKING DISTANCE TO SCHOOLS, SHOPS AND PARK AREA
- IMMACULATELY PRESENTED
- KITCHEN
- FIRST FLOOR BATHROOM
- GARAGE TO THE REAR
- EPC RATING D. COUNCIL TAX BANDING D. NO ONWARD CHAIN

****FOUR BEDROOM SEMI DETACHED HOUSE**** Immaculately presented family home, walking distance to local shops, park area and schools. Good road links to the A470. The property consists of:- Entrance porch, W.C. lounge open plan to dining room, conservatory, kitchen. Four bedrooms & bathroom to the first floor. Spacious front garden, nicely presented landscaped rear garden with access to the garage. Garage to the rear with lane access. ****VIEWINGS HIGHLY RECOMMENDED****. Council tax band C. EPC rating D. ****NO ONWARD CHAIN****

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	82	EU Directive 2002/91/EC	

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ENTRANCE HALL

Via Upvc obscure double glazed door to entrance hall. Upvc obscure double glazed window to the front. Laminate flooring, stairs to the first floor with spindle balustrade, partly wood panelled walls. Radiator.

W.C. 6'7" x 2'8" (2.01 x 0.82)

Obscure Upvc double glazed window to the side. Vanity unit housing wash hand basin, with storage beneath, tiled splash back low level W.C. Tiled floor, radiator.

LOUNGE 23'11" x 10'0" (7.31 x 3.05)

Upvc double glazed window to the front. Laminate flooring, coved ceiling, radiator. Double glazed sliding doors to the conservatory. Feature fire surround with inset gas fire, open plan to dining room.

DINING ROOM 9'10" x 8'4" (3.01 x 2.56)

Upvc double glazed window to the rear over looking the garden. Laminate flooring, coved ceiling, radiator. Under stairs storage cupboard. Door leading to the kitchen.

CONSERVATORY (currently being used as an office) 10'0" x 6'7" (3.05 x 2.03)

Low level walls with Upvc double glazed windows to the side and rear. Upvc double glazed door giving access to the rear garden. Laminate flooring

KITCHEN/BREAKFAST ROOM 13'6" x 13'1" (4.12 x 3.99)

Upvc double glazed windows to the front and side. Fitted wall and base units, rollover preparation surface with inset 1.5 sink drainer, with chrome mixer tap, tiled splash back. Dishwasher and automatic washing machine to stay. Space for under counter fridge & freezer. Integrated electric oven inset gas hob with overhead extractor hood. Breakfast bar, radiator, coved ceiling, tiled floor. Upvc double glazed door giving access to the rear garden.

LANDING

Spindle balustrade, fitted carpet, loft access.

BEDROOM ONE 15'0" x 10'3" (4.59 x 3.13)

Upvc double glazed window to the front. Radiator, fitted carpet.

BEDROOM TWO 13'5" x 8'11" (4.10 x 2.72)

Upvc double glazed window to the rear. Radiator, fitted carpet.

BEDROOM THREE 8'0" x 7'8" (2.45 x 2.36)

Upvc double glazed window to the rear. Laminate flooring, built in wardrobes, radiator.

BEDROOM FOUR 9'1" x 7'8" (2.78 x 2.34)

Upvc double glazed window to the front. Radiator, fitted carpet. Cupboard housing Baxi gas boiler.

FIRST FLOOR BATHROOM

Obscure Upvc double glazed window to the side. Enclosed cistern W.C. Vanity unit housing wash hand basin with storage cupboards beneath. Wall storage units, tiled splash back, corner bath with shower mixer, wall mounted Triton electric shower. Chrome heated towel rail, spot lighting to the ceiling, tiled floor.

FRONT

Spacious nicely presented front garden. Steps with hand rail, path leading to the front entrance porch. Lawned garden with mature shrubs. Side gate access to the rear garden

REAR

Well presented garden consisting of:- Paved patio, built in bar, hot tub, electricity sockets, outside tap all under cover with fixed gazebo. Steps with hand rail leading to the garage to the rear of the garden, raised decked area with solar lighting, lawned garden.

GARAGE/WORKSHOP 16'10" x 13'0" (5.15 x 3.97)

Good size garage, up and over door with access from the rear lane. Door access from the lane and to the rear garden. Upvc double glazed window to the rear. Power and lighting.

NO ONWARD CHAIN

