



6 Greenacre Drive, Caerphilly, CF83 8HH

**Price £330,000**

- IMMACULATE DETACHED FREEHOLD FOUR BEDROOM HOUSE
- LOCATED IN THE VILLAGE OF BEDWAS
- PORCH
- LOUNGE/DINING ROOM
- W.C.
- KITCHEN
- FAMILY BATHROOM
- GARAGE/PARKING FOR THREE CARS
- VIEWINGS HIGHLY RECOMMENDED
- EPC RATING D/COUNCIL TAX BANDING D

**\*\*NICELY PRESENTED FOUR BEDROOM DETACHED HOUSE\*\*** Located in the village of Bedwas with views from the rear of the property over Bedwas and Caerphilly. Good road links to Cardiff & Newport. Walking distance to local shops, primary and comprehensive schools. The property consists of:- Entrance porch, entrance hall, W.C. Lounge, dining room, modern fitted kitchen, rear porch. Four bedrooms, family bathroom. Block paved drive to the front, driveway to the side leading to the detached garage. Landscaped rear garden with lovely views. EPC RATING D . COUNCIL TAX BANDING D. **\*\*CALL NOW TO RESERVE YOUR VIEWING SLOT\*\***

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
	<b>84</b>		
	<b>67</b>		

Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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#### **ENTRANCE PORCH**

Via double glazed composite door to entrance porch. Low level wall with Upvc double glazed windows to the front and side, tiled floor. Glazed door access to the entrance hall.

#### **ENTRANCE HALL**

Laminate flooring, radiator, stairs to first floor. Cupboard housing gas boiler.

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

Obscure Upvc double glazed window to the front. Low level W.C. Vanity wash hand basin with tiled splash back, vinyl floor covering, radiator.

#### **LOUNGE 14'9" x 11'2" (4.51 x 3.42)**

Upvc double glazed window to the front. Coved ceiling, laminate flooring, radiator. Open plan to dining room.

#### **DINING ROOM 11'2" x 10'6" (3.41 x 3.21)**

Upvc double glazed window to the rear with views over Caerphilly. Coved ceiling, laminate flooring, radiator, open plan to lounge. Door access to the kitchen.

#### **KITCHEN**

Upvc double glazed window and door to the rear. Modern fitted kitchen. Fitted wall and base units, work surface with inset sink/drain, tiled splash back. Integrated eye level oven with integrated microwave above. Plumbing and space for automatic washing machine, space for upright fridge freezer. Inset induction hob with chrome overhead extractor hood. Tiled floor, radiator.

#### **REAR PORCH**

Upvc double glazed window to the rear. Upvc double glazed composite door to the rear garden. low level wall. Upvc double glazed door access to the rear garden. Vinyl flooring, power and lighting.

#### **LANDING**

Loft access, airing cupboard with radiator.

#### **BEDROOM ONE 10'2" x 13'3" (3.12 x 4.06)**

Upvc double glazed window to the rear with far reaching views over Bedwas and Caerphilly. Coved Ceiling, fitted carpet, radiator.

#### **BEDROOM TWO 10'4" x 10'8" (3.16 x 3.26)**

Upvc double glazed window to the rear with far reaching views over Bedwas and Caerphilly. Fitted carpet, radiator.

#### **BEDROOM THREE 12'0" x 7'10" (3.66 x 2.40)**

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

#### **BEDROOM FOUR 7'1" x 9'1" (2.17 x 2.78)**

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

#### **FAMILY BATHROOM**

Obscure Upvc double glazed window to the front. Panelled bath with glass shower screen, mains shower above. Pedestal wash hand basin, low level W.C. Tiled walls, vinyl flooring, radiator.

#### **FRONT**

Block paved driveway for two cars, further parking to the side driveway leading to the garage.

#### **REAR**

Landscaped rear garden. Curved steps leading to the paved patio, decked area with decked steps that lead to the lawned area. Rear gate access, fenced boundaries. Outside tap and electric sockets.

#### **GARAGE**

Up and over door. Power and lighting.

