



7 Dulas Island Close, Caerphilly, CF83 2AQ

**Price £220,000**

- TWO BEDROOM FREEHOLD SEMI DETACHED HOUSE LOCATED ON SOUGHT AFTER ESTATE
- GOOD ROAD LINKS TO THE A470
- GROUND FLOOR W.C.
- KITCHEN DINER
- TWO ALLOCATED PARKING SPACES
- IMMACULATELY PRESENTED THROUGHOUT
- WALKING DISTANCE TO LOCAL AMENITIES
- LOUNGE
- WELL KEPT GARDENS
- EPC RATING C . COUNCIL TAX BAND C

**\*\*IMMACULATELY PRESENTED TWO BEDROOM SEMI DETACHED HOUSE\*\*** Located on the sought after Castle Maen Estate. Good road links to the A470. Walking distance to local amenities. The house consists of:- Entrance hall, W.C. Lounge, kitchen/diner, two bedrooms, first floor bathroom. Recently fitted composite front door and carpets. Well kept front and rear gardens. Two allocated parking spaces. **\*\*VIEWINGS HIGHLY RECOMMENED\*\*** EPC Rating C. Council tax band C. No onward chain.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(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>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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### **ENTRANCE HALL**

Via recently fitted double glazed composite door to entrance hall. Laminate flooring, Radiator, door access to the W.C. & Lounge.

### **W.C.**

Obscure Upvc double glazed window to the front. Low level W.C. Pedestal wash hand basin, tiled splash back, laminate flooring.

### **LOUNGE 13'9" x 13'6" (4.21 x 4.14)**

Upvc double glazed window to the front. Stairs to the first floor with spindle balustrade. Fitted carpet, radiator,

### **KITCHEN/DINER 13'9" x 7'10" (4.21 x 2.41)**

Upvc double glazed window to the rear. Upvc double glazed French doors to the rear. Fitted wall and base units, roll over preparation surface, tiled splash back. Integrated electric oven, inset gas hob, over head extractor hood. Automatic washing machine and fridge freezer to remain. Vinyl flooring, radiator. Space for table and chairs.



### **LANDING**

Spindle balustrade, loft access, airing cupboard housing Worcester gas boiler. Fitted carpet on the landing and stairs.

### **BEDROOM ONE 10'10" x 9'4" (3.32 x 2.87)**

Upvc double glazed window to the front. Fitted carpet, radiator. Walking in cupboard with light, hanging rails and shelving.

### **BEDROOM TWO 12'0" x 7'7" (3.68 x 2.32)**

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

### **BATHROOM**

Obscure Upvc double glazed window to the rear. Panelled bath with mains shower, shower curtain. Pedestal wash hand basin, tiled splash back, low level W.C. Vinyl flooring, radiator, extractor fan.



### **FRONT**

Paved path leading to the landscaped front and side garden with mature shrubs & stone chippings. Side gate access to the rear.

### **REAR**

Nicely kept rear garden. paved patio, lawned garden, mature shrubs with stone chippings to the rear of the garden. Garden shed to remain, outside tap, wall and fenced boundaries. Side gate to the front access.

### **OFF ROAD PARKING**

Two allocated parking spaces.

### **NO ONWARD CHAIN**