



The Laurels Crescent Road, Caerphilly, CF83 1AB

Price £270,000

- FREEHOLD THREE BEDROOM SEMI DETACHED HOUSE
- LOUNGE
- KITCHEN
- FRONT FORECOURT AND REAR GARDEN
- EPC RATING D/ COUNCIL TAX BANDING E
- SOUGHT AFTER AREA
- DINING ROOM
- FIRST FLOOR BATHROOM
- GARAGE
- NO ONWARD CHAIN

****THREE BEDROOM SEMI DETACHED HOUSE**** Located in the sought after area Crescent Road opposite the Welsh primary school. Not overlooked from the rear views are over Crescent road playing fields. Caerphilly Castle and the town centre is with in walking distance. Good road links to the A470. Close to the train station commuting to Cardiff and the Valley lines. The property consists of:- Entrance porch, entrance hall, lounge, dining room, kitchen, landing, first floor bathroom, three bedrooms. Front forecourt with wall boundaries and gate access. Rear garden. EPC Rating D. Council tax band E. ****NO ONWARD CHAIN****.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	88	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	63	(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	
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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ENTRANCE PORCH

Via Upvc double glazed door giving access to the entrance porch, tiled walls and floor. Door access to the entrance hall.

ENTRANCE HALL

Coved ceiling, dado rail, laminate flooring, radiator.

GROUND FLOOR W.C

Low level W.C. Vanity wash hand basin, tiled splash back, tiled floor.

LOUNGE 25'7" x 13'8" (7.80 x 4.17)

Spacious lounge. Upvc double glazed bow window to the front. Upvc double glazed window to the rear. Feature wooden fire surround with coal effect electric fire, tiled hearth. Coved ceiling, dado rail, two radiators, laminate flooring

DINING ROOM 10'6" x 8'8" (3.21 x 2.65)

Double glazed sliding patio doors opening to the private paved patio area. Coved ceiling, dado rail. radiator & laminate flooring. Built in storage cupboard and drawers.

KITCHEN 10'6" x 8'2" (3.21 x 2.50)

Upvc double glazed window overlooking the garden. Modern fitted kitchen with fitted wall and base units. Roll over preparation surface with insert sink drainer, tiled splash back. Integrated eye level electric cooker. Inset gas hob with over head extractor fan. Automatic washing machine, undercounter freezer & inset fridge freezer all to remain. Tiled floor.

LANDING

Fitted carpet, walk in airing cupboard with shelving and Worcester combination gas boiler. Coved ceiling, dado rail. Loft access.

BEDROOM ONE 12'9" x 33'9" (3.90 x 10.3)

Upvc double glazed window to the front. Mirror fitted wardrobes with hanging rails and shelving. Coved ceiling, radiator, fitted carpet.

BEDROOM TWO 12'7" x 9'1" (3.85 x 2.79)

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

BEDROOM THREE 32'5" x 22'3" (9.9 x 6.8)

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

BATHROOM 10'2" x 6'2" (3.1 x 1.9)

Spacious bathroom. Obscure Upvc double glazed window to the rear. Panelled bath, pedestal wash hand basin, tiled splash back, low level W.C. Walk in shower with tiled splash back, electric shower, hand rail and seat. Bathroom cabinet. Coved ceiling, laminate flooring radiator.

FRONT

Gate access, wall boundaries. Paved forecourt and gated side entrance to the rear garden. Planted borders.

REAR

Paved patio to the side with gate access to the front. Open up to the rear garden with lovely views to the rear over Crescent Road playing fields. Low maintenance garden with mature shrubs, stone chippings and paved patio. Wall boundaries with side gate access to the rear lane and access to the garage.

GARAGE

Roller shutter door. glazed window and door to the rear garden. Power and lighting. Tumble dryer to remain.

NO ONWARD CHAIN

