



13 Sunningdale, Caerphilly, CF83 1BB

Price £430,000

- FIVE BEDROOM DETACHED HOUSE LOCATED ON THE SOUGHT AFTER ESTATE SUNNINGDALE
- LOUNGE/DINING ROOM/ CONSERVATORY
- GROUND FLOOR W.C/ FAMILY BATHROOM TO THE FIRST FLOOR
- GARAGE & OFF ROAD PARKING
- EPC RATOMG C
- SPACIOUS FAMILY HOME
- KITCHEN & UTILITY ROOM
- EN SUITE TO THE MASTER BEDROOM
- COUNCIL TAX BAND F
- NO ONWARD CHAIN

****FIVE BEDROOM DETACHED HOUSE LOCATED ON THE SOUGHT AFTER ESTATE SUNNINGDALE**** Spacious family home. Good road links to A470 commuting to Cardiff and Merthyr Tydfil. Walking distance to Aber Halt train station. The property consists of:- Entrance porch, entrance hall, lounge, dining room, conservatory, kitchen, utility room W.C. First floor. Five bedrooms, en suite to the master bedroom, family bathroom. Driveway leading to the garage. Rear garden. EPC rating C. Council tax banding F. Freehold. ****NO ONWARD CHAIN****

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(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
		83	
		71	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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ENTRANCE PORCH

Via Upvc double glazed door to entrance porch. Upvc double glazed windows to the front and sides. Tiled floor. Pvc cladded ceiling. Upvc double glazed door giving access to the entrance hall

ENTRANCE HALL

Via Upvc double glazed door to entrance hall. Stairs to the first floor with spindle balustrade, coved ceiling, radiator, fitted carpet.

W.C.

Obscure Upvc double glazed window to the front. Low level W.C. vanity wash hand basin with tiled splash back. Coved ceiling, radiator, fitted carpet.

LOUNGE 17'4" x 11'7" (5.30 x 3.55)

Upvc double glazed window to the front. Feature fire surround with inset gas fire. Coved ceiling, radiator, fitted carpet.

DINING ROOM 15'2" x 8'9" (4.64 x 2.67)

Double glazed sliding patio doors leading to the conservatory. Coved ceiling, radiator, fitted carpet.

CONSERVATORY 9'2" x 8'11" (2.81 x 2.74)

Upvc French doors giving access to the rear garden. Low level walls. Upvc double glazed window's to the side and rear. Tiled floor, fitted shelving.

KITCHEN 11'10" x 8'9" (3.61 x 2.67)

Upvc double glazed window to the rear overlooking the garden. Fitted wall and base units, roll over preparation surface with inset sink drainer, tiled splash back. Integrated dishwasher and double eye level electric ovens. Inset gas hob with overhead extractor hood. Tiled floor, coved ceiling, radiator.

UTILITY ROOM 8'10" x 4'11" (2.70 x 1.51)

Double glazed door to the side. Upvc double glazed window to the side. Fitted wall and base units with inset sink drainer, tiled splash back. Plumbing and space for automatic washing machine, space for upright fridge freezer. Tiled floor, radiator, coved ceiling.

LANDING

Spindle balustrade, coved ceiling with loft access. Airing cupboard housing Worcester combination gas boiler. Upvc double glazed window to the side.

BEDROOM ONE 11'11" x 9'9" (3.65 x 2.98)

Upvc double glazed window to the rear. Coved ceiling. Fitted wardrobes, fitted headboard with vanity side units. Radiator, fitted carpet, door to the en suite shower room.

EN SUITE

Obscure Upvc double glazed window to the rear. Corner shower cubicle with mains shower, vanity wash hand basin, tiled splash back. Pedestal wash hand basin, shaver socket. Coved ceiling, radiator, fitted carpet.

BEDROOM TWO 12'5" x 9'9" (3.79 x 2.98)

Upvc double glazed window to the front. Fitted wardrobes, fitted head storage cupboards and bedside cabinets. Coved ceiling, radiator, fitted carpet.

BEDROOM THREE 14'2" x 8'10" (4.32 x 2.70)

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

BEDROOM FOUR 12'5" x 9'9" (3.79 x 2.98)

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

BEDROOM FIVE 8'10" x 8'9" (2.70 x 2.67)

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

BATHROOM

Obscure double glazed window to the rear. panelled bath, pedestal wash hand basin, tiled splash back. Low level W.C. wall vanity unit, shaver socket. Coved ceiling, radiator, vinyl flooring.

GARAGE 17'4" x 8'10" (5.30 x 2.70)

Electric up and over garage door. Power and lighting.

FRONT

Block paved driveway with path continuing to the side leading to the rear garden. Slate chippings, porch light. Outside tap to the side of the property.

REAR

Block paved path, decking area with spindle balustrade. Lawned garden with mature shrub borders, Garden shed and green house to remain. Fenced boundaries.

NO ONWARD CHAIN

