



16 Heol Y Ddol, Caerphilly, CF83 3JF

Price £349,950

- IMMACULATELY PRESENTED TO A HIGH STANDARD
- FREEHOLD THREE BEDROOM DETACHED HOUSE LOCATED IN A QUIET CUL DE SAC
- SPACIOUS KITCHEN AND UTILITY ROOM WITH ABUNDANCE OF STORAGE CUPBOARDS
- INTEGRATED APPLIANCES
- JACK AND JILL BATHROOM/EN SUITE WITH STEAM ROOM SHOWER
- GARAGE HAS BEEN CONVERTED TO AN OFFICE AND STORAGE IDEAL FOR WORKING FROM HOME
- GOOD ROAD LINKS TO THE A470
- WALKING DISTANCE TO LOCAL AMENITIES
- EPV RATING C/ COUNCIL TAX BAND D
- VIEWINGS HIGHLY RECOMMENDED

****THREE BEDROOM DETACHED HOUSE WITH THE WOW FACTOR**** Situated in a quiet cul de sac on the Pontypandy estate. Walking distance to local amenities, good road links to the A470 and Newport. The property consist of, entrance hall, lounge, kitchen with integrated appliances, spacious utility room with floor to ceiling storage cupboards, family room/dining room open plan from the kitchen, W.C. First floor landing, three bedrooms. Jack and Jill bathroom en suite with steam room shower. Drive way to the front and side of the property. Private enclosed rear garden, with stable door access to the converted garage that is now used as an office with broadband and its own electricity supply also storage area that can also be used as a second office if required. EPC Rating C. Council tax banding D. **** VIEWINGS HIGHLY RECOMMENDED.****

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

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ENTRANCE HALL

Via double glazed composite door. Stairs to the first floor with spindle balustrade, LTV flooring in the hallway, stairs and landing. Radiator. Hive heating control.

LOUNGE 15'6" x 8'10" (4.73 x 2.71)

Upvc double glazed window to the front. Two Upvc double glazed window's to the side. LTV flooring, picture rail, radiator.

W.C.

Obscure Upvc double glazed window to the side. Low level W.C vanity unit housing wash hand basin, partly tiled walls, chrome heated towel rail. LTV flooring.

KITCHEN/BREAKFAST ROOM 15'4" x 9'6" (4.69 x 2.91)

Spacious recently fitted kitchen. Fitted wall and base units, Quartz work surface inset sink with chrome mixer tap, instant hot water tap with feature splash back. Integrated tall fridge and freezer. Integrated dish washer. Walk in pantry storage cupboard with lighting. Eye level electric oven and microwave. Inset induction hob with pot filler hot water tap above, overhead extractor hood. Centre Island with five integrated storage bins. space for stools. LTV flooring. Open plan to the family room/dining room. Spot lighting to the ceiling, also drop lighting above the centre island, radiator.

FAMILY ROOM/DINING ROOM 10'11" x 8'9" (3.35 x 2.68)

Upvc French doors giving access to the rear garden. LTV flooring that continues from the kitchen. Radiator.

UTILITY ROOM 10'11" x 5'11" (3.35 x 1.81)

Upvc double glazed stable door to the rear garden. Upvc double glazed window to the rear. Three floor to ceiling storage cupboards housing combination gas boiler, shelving, electric points. Work surface with space beneath for automatic washing machine and dryer. Spot lighting to the ceiling, LTV flooring, radiator, wall mounted clothes rack.

LANDING

Upvc double glazed window to the side. LTV flooring, loft access.

BEDROOM ONE 15'4" x 9'0" (4.69 x 2.75)

Two Upvc double glazed windows to the front. Coved ceiling, radiator. LTV flooring, door to the Jack and Jill Ensuite. Wardrobe's to remain.

JACK AND JILL BATHROOM/ENSUITE

Two Obscure UPVC double glazed windows to the side. Panelled bath with storage beneath, vanity unit housing wash hand basin, vanity de mister mirror above with shaver socket and light, low level W.C. Sliding doors giving access to the steam room shower, with multi directional jets, shower head, foot massager and blue tooth. Tiled walls, wall mounted vanity unit, chrome heated towel rail. LTV flooring, door access to the master bedroom and the landing area.

BEDROOM TWO 8'10" x 7'3" (2.71 x 2.23)

Upvc double glazed window to the rear. Radiator. LTV flooring. Wardrobe to remain.

BEDROOM THREE 8'8" x 6'5" (2.65 x 1.98)

Upvc double glazed window to the rear. Radiator. LTV flooring.

FRONT

Black tar mark driveway to the front for two cars, mature shrub borders with slate chippings. Further tar mark driveway to the side leading to the garage for approximately a further three cars. outside tap to the side. Side gate access to the rear garden. Canopy porch over entrance door with two outside lights.

REAR

Paved patio, artificial grass, fenced boundaries, side gate access to the driveway leading to the front. Stable door access to the office and storage area (converted garage). Outside double socket, security lights.

GARAGE CONVERSION TO OFFICE & STORAGE AREA

Via Upvc double glazed stable door to the office. Upvc double glazed window overlooking the garden, broadband, electricity is run separately from the house. Radiator with cover, laminate flooring. Storage area with power and lighting, this could also be used as a sperate office area.

