



19 Bryn Siriol, Hengoed, CF82 7TA

Price £465,000

- NICELY PRESENTED EXTENDED SIX BEDROOM DETACHED HOUSE
- W.C/FAMILY BATHROOM/FAMILY SHOWER ROOM/ENSUITE TO MASTER BEDROOM
- LOW MAINTENANCE REAR GARDEN
- BLOCK PAVED DRIVEWAY PROVIDING AMPLE PARKING SPACES
- EPC RATING C
- FOUR RECEPTION ROOMS
- SPACIOUS KITCJEN/UTILITY ROOM
- VIEWS OF LOCAL COUNTRYSIDE TO THE REAR
- UPVC DOUBLE GLAZING/GAS CENTRAL HEATING
- COUNCIL TAX BAND

**** IMPRESSIVE EXTENDED SIX BEDROOM DETACHED HOUSE**** Spacious family home located in Penpedairheol Hengoed. The property consists of, Entrance hall. W.C. Lounge, dining room, garden room, family room, spacious kitchen. First floor, four bedrooms, shower room and bathroom. Second floor, master bedroom with En suite, further bedroom. Block paved drive to the front giving ample parking, spacious paved patio garden to the rear with views over local countryside. EPC rating C. Council tax band E. ****CALL NOW TO ARRANGE A VIEWING FOR YOUR DREAM HOME****

| 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 |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| EU Directive 2002/91/EC | 74 | 80 | EU Directive 2002/91/EC |
| England & Wales | | | England & Wales |

02920 881 441
caerphilly@aktons.co.uk

60 Cardiff Road,
Caerphilly, CF83 1JQ

aktons.co.uk



ENTRANCE HALL

Via double glazed composite door to entrance hall. Coved ceiling, wood block flooring, radiator.

W.C.

Obscure Upvc double glazed window to the front, enclosed cistern W.C. Vanity unit housing wash hand basin, tiled splash back, coved ceiling, wood block flooring, radiator.

LOUNGE 17'10" x 15'11" (5.45 x 4.86)

Upvc double glazed square bay window to the front. Coved ceiling, wood block flooring, radiator, feature fire place with inset fire. Open plan to dining room.

FAMILY ROOM 19'1" x 9'3" (5.83 x 2.83)

Upvc double glazed window to the front. Coved ceiling, laminate flooring, radiator.

DINING ROOM 12'10" x 10'2" (3.92 x 3.12)

Coved ceiling, wood block flooring, radiator, open plan to the garden room,

GARDEN ROOM 12'4" x 10'2" (3.77 x 3.12)

Low level walls with Upvc double glazed windows to the side's. Upvc double glazed bi fold doors to the rear opening up to the garden. Tiled floor, wall mounted electric fire.

KITCHEN/UTILITY ROOM 17'11" x 12'10" (5.48 x 3.92)

Two Upvc double glazed windows to the rear. Upvc double glazed door to the rear garden. Fitted wall and base units, roll over preparation surface, inset 1.5 sink drainer. Range cooker to remain with feature tiled splash back, overhead extractor hood. Space for American fridge freezer, washing machine and tumble dryer. Vertical radiator, spot lighting to the ceiling, tiled floor. Wall mounted gas combination gas boiler. Under stairs storage cupboard.

FIRST FLOOR LANDING

Glass balustrade, coved ceiling, fitted carpet. Stairs to the second floor with glass balustrade.

BEDROOM TWO 13'6" x 11'4" (4.12 x 3.46)

Upvc double glazed window to the front. Coved ceiling, laminate flooring, radiator.

BEDROOM THREE 19'6" x 9'3" (5.95 x 2.83)

Upvc double glazed window to the front. Laminate flooring, radiator, loft access.

BEDROOM FIVE 11'4" x 8'2" (3.46 x 2.49)

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

BEDROOM SIX 8'2" x 7'6" (2.49 x 2.31)

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

SECOND FLOOR LANDING

Fitted carpet.

MASTER BEDROOM 18'11" x 13'3" (5.77 x 4.06)

Upvc double glazed window to the rear with views over local countryside. Spot lighting to the ceiling, vinyl flooring, radiator. Door access to the En Suite.

EN SUITE 8'2" x 5'11" (2.49 x 1.81)

Obscure Upvc double glazed window to the rear. Double shower cubicle with mains shower, vanity unit housing wash hand basin with storage beneath, vanity mirror above, enclosed cistern W.C. Tiled walls, vinyl flooring, chrome heated towel rail.

BEDROOM FOUR 14'4" x 7'1" (4.37 x 2.16)

Three Upvc double glazed sky light windows to the front. Spot lighting to the ceiling, vinyl flooring, radiator. Storage to the eaves.

FRONT

Spacious block paved driveway to the front. Side gate access.

REAR

Low maintenance rear garden. Paved patio area glass balustrade with gate access to further spacious paved patio area. Fenced and wall boundaries, outside tap, side gate access to the front. Views across local countryside.

