



28 Maes Y Siglen, Caerphilly, CF83 2RT

Price £287,000

- IMMACULATELY PRESENTED FREEHOLD TWO BEDROOM EXTENDED SEMI DETACHED BUNGALOW
- LOUNGE
- ORANGERY WITH ACCES FROM THE KITCHEN AND LOUNGE VIA BI FOLD DOORS
- SPACIOUS PLOT WITH LANDSCAPED GARDENS
- COUNCIL TAX BAND D/ EPC RATING C
- LOCATED ON THE SOUGHT AFTER ESTATE GLENFIELDS
- KITCHEN
- SHOWER ROOM
- DETACHED GARAGE WITH AMPLE PARKING
- NO ONWARD CHAIN

****IMMACULATELY EXTENDED SEMI DETACHED BUNGALOW**** Located on the sought after estate Glenfields. Walking distance to Aber Halt Train station commuting to Cardiff. The property consists of:- Entrance hall, lounge, kitchen, spacious orangery with access from the kitchen and lounge. Two bedrooms, shower rooms. Detached garage with ample parking. Landscaped low maintenance flat garden. EPC rating C/ Council tax banding D. ****NO ONWARD CHAIN**** Viewings highly recommended.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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	
	87		
	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 HALL

Via double glazed composite door to entrance hall. Fitted carpet, radiator, loft access with pull down ladder.

LOUNGE

Upvc double glazed bi fold doors opening to the Orangery. Fitted carpet, radiator, coved ceiling. Feature fire place with inset electric fire. Door opening to the kitchen.

KITCHEN

Upvc double glazed window to the side. Upvc double glazed Bi Fold doors opening to the orangery. Fitted wall and base units, roll over preparation surface with inset 1.5 sink drainer with tiled splash back. Integrated double electric oven, inset electric hob with overhead extractor hood. Under counter fridge to remain, Worcester gas boiler housed in cupboard. Tiled floor, radiator.

CONSERVATORY

Spacious conservatory with Bi Fold doors opening into the lounge and kitchen. Low level walls with Upvc double glazed windows to the side and rear with fitted vertical blinds. Fitted Carpet and vinyl flooring, wall lights, two radiators. Automatic washing machine to remain. Wall mounted T.V. to remain.



BEDROOM ONE

Upvc double glazed window to the front. Mirror fitted wardrobes, fitted carpet, coved ceiling, radiator.

BEDROOM TWO

Upvc double glazed window to the front. Storage cupboard with shelving and radiator. Fitted carpet, coved ceiling, radiator.

BATHROOM

Obscure Upvc double glazed window to the side. Corner shower cubicle with mains shower, Pvc splash back. Vanity unit housing the wash hand basin with storage beneath, low level W.C. Spot lighting to the ceiling, extractor fan, chrome heated towel rail. Tiled walls with feature tiled boarder, tiled floor.



FRONT

Stone chippings to the front, driveway leading to double wrought iron gates opening to further driveway and cobbled stone area for ample parking leading to the detached garage., paved patio area with plastic storage shed.

REAR

Low maintenance landscaped rear garden. Private patio area behind the garage with double electric socket, artificial grassed area with further paved patio area with planted borders and water feature. Fenced boundaries. Outside tap and hose. pipe.

DETACHED GARAGE

Electronic door access to the garage with power and lighting. Freezer and tumble dryer to remain.

NO ONWARD CHAIN