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sales & lettings



27 Ridgeway, Caerphilly, CF83 8RB

**Price £370,000**

- IMMACULATELY PRESENTED FREEHOLD EXTENDED THREE BEDROOM DETACHED HOUSE
- GOOD ROAD LINKS TO NEWPORT, CAERPHILLY & CARDIFF
- DINING ROOM
- CONSERVATORY
- DRIVEWAY LEADING TO THE GARAGE
- LOCATED IN A QUIET CUL DE SAC
- LOUNGE
- KITCHEN
- W.C
- EPC RATING C/ COUNCIL TAX BAND D

**\*\*IMMACULATELY PRESENTED EXTENDED THREE BEDROOM DETACHED HOUSE\*\***. Located in a quiet cul de sac. Walking distance to local shops and schools, good road links to Cardiff & Newport. Near to lovely river walks. The property consists of:- Spacious entrance hall, extended lounge, kitchen, dining room, conservatory. Landscaped front and rear gardens, block paved driveway leading to the garage, storm porch to the front. EPC rating Council tax band D. **\*\*VIEWINGS HIGHLY RECOMMENDED.\*\***

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
	<b>82</b>		
	<b>69</b>		

Not energy efficient - higher running costs

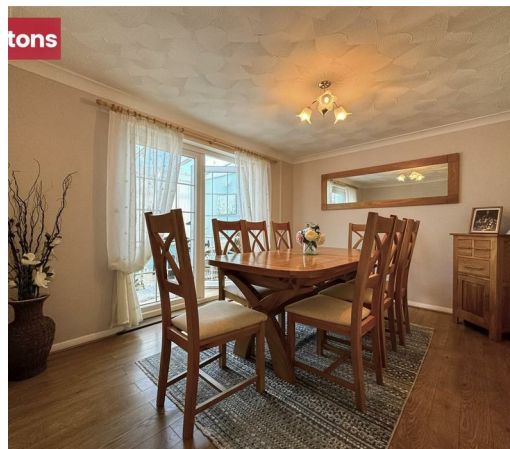
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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#### ENTRANCE HALL

Via double glazed composite door with Upvc double glazed side panel. Coved ceiling, laminate flooring, radiator. turned stairs to the first floor with spindle balustrade. Upvc double glazed window to the side.

#### W.C.

Upvc double glazed window to the side. Vanity unit housing the wash hand basin, tiled splash back, low level W.C. Coved ceiling, vinyl flooring, chrome heated towel rail.

#### LOUNGE 15'6" x 13'11" (4.73 x 4.26)

Extended lounge. Upvc double glazed window to the front. Feature fire surround housing electric fire. Coved ceiling, radiator, fitted carpet.

#### KITCHEN 10'9" x 10'7" (3.30 x 3.23)

Upvc double glazed window to the rear. Fitted wall and base units, roll over preparation surface with inset sink drainer, tiled splash back. Integrated eye level double oven, integrated dish washer and fridge/freezer, inset electric hob. Spot lighting to the ceiling, tiled floor. Storage cupboard.



#### DINING ROOM 12'8" x 9'10" (3.87 x 3.00)

Upvc double glazed French doors to the conservatory. Coved ceiling, laminate floor, radiator.

#### CONSERVATORY 13'0" x 8'2" (3.98 x 2.51)

Low level walls. Upvc double glazed windows to the side and rear. Upvc double glazed door opening to the garden.

#### LANDING

Loft access with pull down ladder. Coved ceiling, storage cupboard. Gas boiler housed in loft.

#### BEDROOM ONE 12'8" x 10'3" (3.87 x 3.13)

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

#### BEDROOM TWO 12'8" x 9'10" (3.87 x 3.00)

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

#### BEDROOM THREE 10'9" x 7'3" (3.30 x 2.23)

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



#### BATHROOM

Spacious first floor bathroom. Obscure Upvc double glazed window to the side. Double shower with mains shower, panelled bath, vanity unit housing wash hand basin, Low level W.C. Fully tiled walls and floor. Chrome heated towel rail, extractor fan.

#### GARAGE

Up and over door, power and lighting, two glazed windows to the rear.

#### FRONT

Landscaped garden with mature shrubs, attractive storm porch to the front of the house, block paved driveway leading to the garage. Side access to the side of the house.

#### REAR

Paved patio, paved steps leading to further paved patio. Raised planters, decked area with spindle balustrade, built in barbeque, fenced boundaries. Side access to the front.