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3 Trem Yr Efail, Hengoed, CF82 7FL

Price £360,000

- NICELY PRESENTED FREEHOLD FOUR DOUBLE BEDROOM DETACHED HOUSE
- WALKING DISTANCE TO THE VILLAGE SHOPS, COLLEGE & TRAIN STATION
- LOUNGE/DINING ROOM OPEN PLAN TO KITCHEN/SITTING ROOM
- FOUR DOUBLE BEDROOMS
- EPC RATING C/COUNCIL TAX BAND E
- SOUGHT AFTER ESTATE LOCATED IN YSTRAD MYNACH
- GOOD ROAD LINKS TO MERTHYR, BLACKWOOD, NEWPORT & CARDIFF
- W/C. FAMILY BATHROOM/EN SUITE TO THE MASTER BEDROOM
- SPACIOUS REAR GARDEN
- NO ONWARD CHAIN

****NICELY PRESENTED FREEHOLD FOUR DOUBLE BEDROOM DETACHED HOUSE****

Located on the outskirts of Ystrad mynach village. Walking distance to Ystrad College, hospital and train station commuting to Cardiff and the valley lines. The house consists of:- Entrance hall. W.C. Lounge, dining room open plan to the kitchen, sitting room, utility room. Four double bedrooms, en suite to the master bedroom, family bathroom. Double driveway to the front, spacious rear garden not overlooked. EPC rating C . Council tax banding E. ****NO ONWARD CHAIN**** Viewings highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		74	83
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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, fitted carpet, radiator. Stairs to the first floor.

W.C.

Obscure Upvc double glazed window to the side. Low level W.C. Vanity wash hand basin, tiled splash back, extractor fan, radiator, fitted carpet.

LOUNGE 15'10 x 11'8 (4.83m x 3.56m)

Upvc double glazed window to the front. Two radiators, coved ceiling, fire surround with electric fire. Glazed French doors opening to the dining area.

DINING AREA 9'10 9'4 (3.00m 2.84m)

Upvc double glazed French doors out to the spacious rear garden. Coved ceiling, radiator, laminate flooring, open plan to the kitchen.

KITCHEN AREA 14'3 x 9'4 (4.34m x 2.84m)

Upvc double glazed door giving access to the rear garden. Upvc double glazed window to the rear. Roll over preparation surface with inset sink drainer, tiled splash back. Inset 5 ring gas hob with overhead extractor hood, integrated eye level double oven, integrated dishwasher and fridge/freezer. Coved ceiling, laminate flooring continuing through to the dining area.

SITTING ROOM (garage conversion)

Upvc double glazed window to the front. Coved ceiling, laminate flooring, radiator. Door access to the utility room.

UTILITY ROOM

Upvc double glazed door access to the side. Roll over preparation surface with inset sink/drain. Wall and base units, plumbing and space for automatic washing machine and dryer. laminate flooring.

LANDING

Split staircase. Upvc double glazed window to the side. loft access with pull down ladder and light.

BEDROOM 1 11'10 x 10'7 (3.61m x 3.23m)

Upvc double glazed window to the front. Coved ceiling, laminate flooring, built in wardrobes with hanging rail, radiator, door access to the en suite.

EN SUITE

Obscure Upvc double glazed window to the side. Low level W.C shower cubicle with mains shower, tiled splash back, pedestal wash hand basin with vanity unit above with mirror front. Coved ceiling, radiator, extractor fan, laminate flooring.

BEDROOM 2 14'1 x 10' (4.29m x 3.05m)

Upvc double glazed bay window to the front. Built in wardrobes with hanging rail, coved ceiling, laminate flooring, radiator.

BEDROOM 3 12'11 x 8'6 (3.94m x 2.59m)

Upvc double glazed window to the rear. Laminate flooring, coved ceiling, radiator. Views over the rear garden.

BEDROOM 4 9'4 x 8'11 (2.84m x 2.72m)

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

FAMILY BATHROOM

Obscure Upvc double glazed window to the rear. Panelled bath with shower mixer taps, mains shower above, glass shower screen. Low level W.C. Vanity unit housing wash hand basin, tiled splash back, vanity unit above with mirror front. Spot lighting to the ceiling, chrome heated towel rail, tiled floor. Storage cupboard housing the combination gas boiler.

FRONT

Open storm porch. Double driveway. Side gate access to the rear.

SPACIOUS REAR GARDEN

Spacious rear garden ideal for a family. Not overlooked, paved patio, lawned garden with mature shrubs. Fenced boundaries, side gate access.

NO ONWARD CHAIN

