

aktons
sales & lettings



24 Porset Drive, Caerphilly, CF83 1PP

Price £265,000

- EXTENDED FREEHOLD SEMI DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN
- LOUNGE/DINING ROOM
- INNER PASSAGEWAY/W.C.
- FIRST FLOOR BATHROOM
- GARAGE/OFF ROAD PARKING
- PORCH/ENTRANCE HALL
- KITCHEN
- THREE BEDROOMS
- FRONT & REAR GARDENS
- EPC RATING C/COUNCIL TAX BAND D

****NICELY PRESENTED EXTENDED FREEHOLD SEMI DETACHED HOUSE**** Located on the popular estate Castle Park. Walking distance to Caerphilly town and the historic Caerphilly Castle. Good road links to Cardiff, Newport and the A470. Walking distance to the train station commuting to Cardiff and the valley lines. EPC rating C. Council tax banding D. Offered with no onward chain.

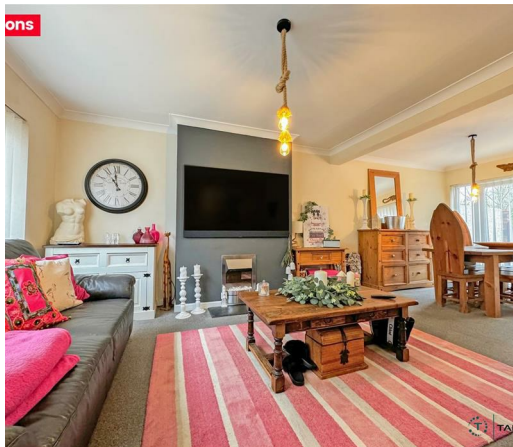
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		89
	(81-91) B		
	(69-80) C	74	
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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ENTRANCE PORCH

Upvc double glazed door to the entrance porch. Upvc double glazed window's to the side, tiled floor, door access to the entrance hall.

ENTRANCE HALL

Cupboard housing meters, coved ceiling, stairs to the first floor, fitted carpet. Door to the lounge.

LOUNGE 13'6" x 12'8" (4.14 x 3.88)

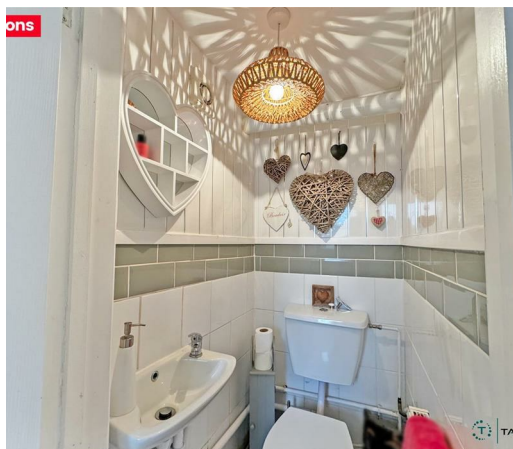
Upvc double glazed window to the front. Coved ceiling, electric fire (not working), radiator, fitted carpet. Open plan to dining room.

DINING ROOM 9'9" x 7'6" (2.98 x 2.30)

Upvc double glazed French doors to the rear. Coved ceiling, radiator, fitted carpet. Open plan to the lounge.

INNER PASSAGEWAY

Upvc double glazed door to the rear garden. Upvc double glazed window to the rear. Door access to the garage and front porch.



W.C. 4'1" x 5'10" (1.26 x 1.78)

Low level W.C. Vanity housing wash hand basin. Half tiled walls, Pvc cladding to the rest of the walls, tiled floor, extractor fan, radiator.

LANDING

Upvc double glazed window to the side. Loft access, airing cupboard, coved ceiling, fitted carpet.

BEDROOM ONE 9'6" x 7'10" (2.91 x 2.39)

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

BEDROOM TWO 11'8" x 7'10" (3.56 x 2.39)

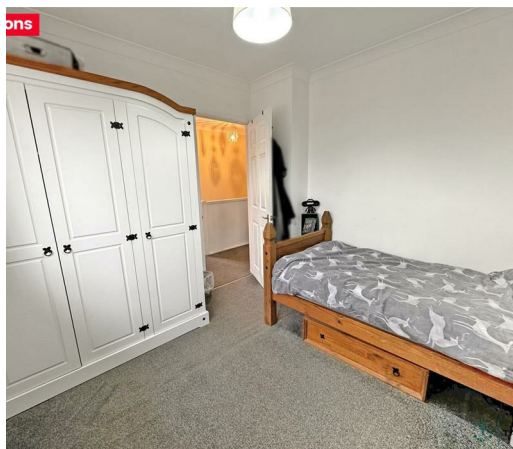
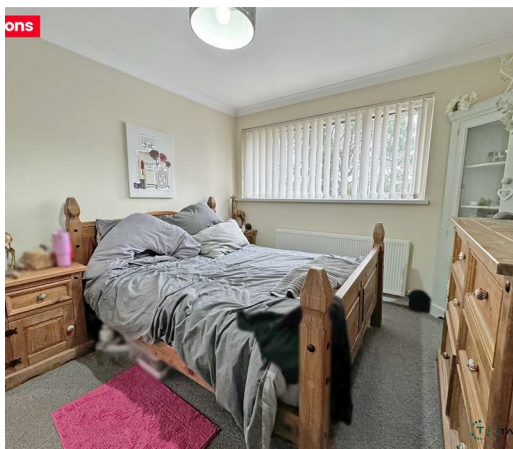
Upvc double glazed window to the rear. Coved ceiling, radiator, fitted carpet.

BEDROOM THREE 7'11" x 6'3" (2.42 x 1.92)

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

BATHROOM 5'7" x 6'7" (1.71 x 2.01)

Obscure Upvc double glazed window to the rear. Panelled P shaped bath with glass shower screen, Triton Electric shower. Pedestal wash hand basin, low level W.C. Tiled walls, chrome heated towel rail, coved ceiling, vinyl flooring.



GARAGE

Up and over door, power and lighting, wall mounted gas boiler. Door access to the inner passageway.

FRONT

Wrought Iron gate's access to the front garden and driveway. Garden is laid with stone chippings.

REAR

Decked and patio area, garden is laid with stone chippings. Fenced boundaries. Outside tap.

NO ONWARD CHAIN