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74 Skomer Island Way, Caerphilly, CF83 2AR

Price £465,000

- EXTENDED IMMACULATLY PRESENTED FOUR BEDROOM DETACHED HOUSE
- GOOD ROAD LINKS TO THE A470
- W.C
- FOUR BEDROOMS
- 8 KW SOLAR PANELS TO THE FRONT & BACK (feed-in tariff will be passed on)
- LOCATED ON THE SOUGHT AFTER ESTATE CASTLE MAEN
- LOUNGE/DINING ROOM/EXTENDED FAMILY ROOM
- KITCHEN/BREAKFAST ROOM/SEPERATE UTILITY ROOM/EN SUITE TO MASTER BEDROOM
- AMPLE PARKING TO THE FRONT/FLAT REAR GARDEN
- EPC RATING A/ COUNCIL TAX BAND E

****EXTENDED IMMACULATLY PRESENTED FOUR BEDROOM DETACHED HOUSE**** Located on the sought after estate Castle Maen, walking distance to local amenities. Good road links to Cardiff Via A470 or Mountain road. The house consist of:- Entrance hall, ground floor W.C. lounge, dining room, extended family room overlooking the rear garden, kitchen and utility room. Four bedrooms, En suite to the master bedroom, family shower room. Off road parking for four cars to the front, landscaped flat garden not overlooked to the rear. 8 KW Solar panels to the front and back, feed in tariff will be passed on to new owners. Hive thermostat. EPC Rating A. Council tax band E. **** BEAUTIFUL FAMILY HOME CALL NOW TO ARRANGE A VIEWING****

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		93	93
(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		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 composite door to entrance hall. Carpeted stairs to the first floor with spindle balustrade, laminate flooring, radiator, understairs storage cupboard.

W.C.

Obscure Upvc double glazed window to the front. Low level W.C. Vanity unit housing wash hand basin, Pvc splash back, laminate flooring, radiator.

LOUNGE 16'1" x 11'1" (4.91 x 3.39)

Upvc square bay window to the front. Laminate flooring, two radiators. Double door access to the dining room.

DINING ROOM 10'7" x 9'9" (3.25 x 2.99)

Upvc double glazed French door access to the extended family room. Laminate flooring, radiator.

FAMILY ROOM (Extention) 24'10" x 9'8" (7.58 x 2.95)

Spacious family room. Upvc double glazed windows over looking the rear garden. Upvc double glazed French doors giving access to the rear garden. Low level walls, laminate flooring, radiator, spot lighting to vaulted ceiling.

KITCHEN/BREAKFAST ROOM 12'0" x 10'7" (3.66 x 3.25)

Upvc double glazed window to the rear. Fitted wall and base units, with roll over preparation surface with inset sink/drain, tiled splash back, double eye level electric oven, inset electric induction hob with overhead extractor hood, space for fridge/freezer and breakfast table and chairs. Radiator, laminate flooring.

UTILITY ROOM 10'0" x 4'10" (3.06 x 1.48)

Upvc double glazed door to the rear garden. Fitted wall and base units, plumbing for automatic washing machine, space for tumble dryer, extractor fan, radiator. Rollover preparation surface with inset sink/drain, tiled splash back. Gas boiler housed in wall cupboard.

LANDING

Airing cupboard with hot water tank, solar hot water heater. Loft access with pull down ladder, boarded and light, spindle balustrade. radiator, laminate flooring.

BEDROOM ONE 15'9" x 13'0" (4.82 x 3.97)

Upvc double glazed window to the front. Laminate flooring, radiator, door to the En suite.

EN SUITE

Obscure Upvc double glazed window to the front. Shower cubicle with mains shower, pedestal wash hand basin, low level W.C. Shaver point, tiled splash back, radiator.

BEDROOM TWO 14'9" x 8'5" (4.50 x 2.58)

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

BEDROOM THREE 11'9" x 9'10" (3.59 x 3)

Upvc double glazed window to the rear. Laminate flooring, radiator.

BEDROOM FOUR 10'9" x 9'10" (3.30 x 3.00)

Upvc double glazed window to the rear. Laminate flooring, radiator.

BATHROOM

Obscure Upvc double glazed window to the rear. Walk in shower cubicle with mains shower with double shower head, sparkle Pvc splash back. Pedestal wash hand basin, tiled splash back. wall mounted vanity mirrors low level W.C.

FRONT

Parking for three cars. Side gate access to the rear garden. 8KW Solar panels to the front roof.

REAR

Landscaped rear garden. Paved path leading to paved patio. Artificial grassed area. Gate access to further space suitable for garden shed or allotment area. side gate access. Enclosed area designed for the pets with gazebo and artificial grassed area, cobbled stone borders, paved path. Summer house to remain currently used for pet rabbits. Outside tap. 8KW Solar panels.

