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sales & lettings



234a Bedwas Road, Caerphilly, CF83 3AW

Price £550,000

- NICELY PRESENTD DETACHED FOUR BEDROOM HOUSE
- KITCHEN/BREAKFAST ROOM/SPACIOUS UTILITY ROOM
- W.C.
- IMPPRESIVE GALLERY LANDING
- PRIVATE REAR GARDEN WITH ACCESS TO THE GYM/GARAGE
- LOUNGE/DINING ROOM
- OFFICE/RECEPTION ROOM
- EN SUITE TO MASTER BEDROOM
- BLOCK PAVED SPACIOUS DRIVEWAY/ GARAGE/GYM
- EPC RATING C/ COUNCIL TAX BAND F/ VENDORS WILL CONSIDER PART EXCHANGE/NO ONWARD CHAIN

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	EU Directive 2002/91/EC	71	80

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		

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****IMPRESIVE FOUR BEDROOM DETACHED HOUSE**** With in walking distance to Caerphilly Town Centre. Good road links to Cardiff, Newport & A470. Close to local amenities. The property consists of:- Spacious entrance hall with gallery landing, lounge/dining room with built in bar for entertaining. Spacious kitchen/diner, utility room, W.C. Office/reception room, En suite to master bedroom, family bathroom. Our vendors would consider a part exchange to a three bedroom detached house with a garage, also prepared to leave any furniture that may be helpful to the new owners. Double garage with gym to the rear. Spacious block driveway, enclosed rear garden. EPC rating C. Council tax banding F ****VIEWINGS HIGHLY RECOMMENDED****. NO ONWARD CHAIN.



SPACIOUS ENTRANCE HALL WITH GALLERY LANDING

Via double glazed composite door to spacious entrance hall. Tiled floor, radiator. Feature stone wall, turned stair case to the impressive gallery landing with spindle balustrade.

LOUNGE 26'2" x 11'8" (8.00 x 3.57)

Upvc double glazed bow window to the front. Upvc double glazed French doors to the rear garden. Feature fire surround with inset gas fire. Coved ceiling, wood block flooring, radiator. Ceiling mounted projector and Screen to remain. Open plan to dining room.

DINING ROOM 11'11" x 10'3" (3.65 x 3.14)

Upvc double glazed window to the side. Wood block flooring, coved ceiling, radiator, built in bar for entertaining.

KITCHEN/DINER 21'7" x 12'11" (6.59 x 3.94)

Spacious modern kitchen/diner. Fitted wall and base units with centre island. roll over preparation surface with inset 1.5 sink drainer. tiled splash back. Range cooker with extractor hood above, American style fridge freezer, integrated dish washer. Tiled floor, two vertical mirror radiators, spot lights to the ceiling with 4 double glazed sky lights. Upvc double glazed French doors giving access to the rear garden.

UTILITY ROOM 11'8" x 15'5" (3.57 x 4.72)

Upvc double glazed door to the side. Fitted wall and base units with roll over preparation surface with inset sink drainer, tiled splash back. Automatic washing machine. Tiled floor, coved ceiling, radiator.

W.C. 6'11" x 3'3" (2.11 x 1.00)

Upvc double glazed window to the side. W.C with enclosed cistern, vanity unit housing wash hand basin, tiled walls and floor, chrome heated towel rail, coved ceiling.

OFFICE/SITTING ROOM 11'0" x 10'3" (3.37 x 3.14)

Upvc double glazed bow window to the front. Fitted carpet, radiator.

GALLERY LANDING

Feature gallery landing with spindle balustrade. Upvc double glazed window to the front. Loft access with pull down ladder, boarded and light.

MASTER BEDROOM 12'8" x 12'4" (3.87 x 3.78)

Two Upvc double glazed windows. Coved ceiling, radiator, laminate flooring. Fitted wardrobe. Double door access to the En suite.

EN SUITE 8'0" x 1'7" (2.45 x 0.50)

Corner shower cubicle with electric shower above, pedestal wash hand basin, low level W.C Tiled splash back, vinyl flooring.

BEDROOM TWO 11'0" x 10'10" (3.36 x 3.32)

Upvc double glazed window.

BEDROOM THREE 11'11" x 8'5" (3.64 x 2.58)

Upvc double glazed window.

BEDROOM FOUR 12'6" x 8'10" (3.83 x 2.71)

Upvc double glazed window.

FAMILY BATHROOM 8'10" x 8'1" (2.71 x 2.47)

Obscure double glazed window. Corner jacuzzi bath, enclosed cistern W.C. vanity unit housing wash hand basin, corner shower cubicle with electric shower. Tiled walls, vinyl flooring, extractor fan, radiator.

DOUBLE GARAGE 16'8" x 16'6" (5.10 x 5.04)

Electronic door. Currently being used as a gym. Spot lighting, fitted mirror, non slip flooring. Access to the rear gym.

GYM ROOM (TO THE REAR OF THE GARAGE) 7'8" x 16'6" (2.35 x 5.04)

Door access from the rear garden to the gym, wood cladding to the walls and ceiling. Spot lighting to the ceiling, gym equipment can be left if required. Access to the spacious double garage.

FRONT

Double Wrought Iron gates giving access to the private spacious block paved drive offering ample parking, mature shrub boundaries.

REAR

Lovely family garden. Paved patio with decked area and lawned garden, fenced and mature shrub boundaries. Door access to the gym/garage. There is further covered purpose built storage area with access to the front and rear.

FURTHER INFORMATION

Our vendors may consider a part exchange to a three bedroom detached house with a driveway. They will also consider leaving any furniture that is required.

NO ONWARD CHAIN

